LOT 7
SECTION THIRTY-NINE
OR 2249/815

MAYO MATTHEW RYAN & BRITNI MARIE
152655 CR 108
HILLIARD, FL 32046

2023

39-3N-25-1139-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

152655 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	101,376
TOTAL MARKET VALUE	101,376
SOH/AGL Deduction	17,741
ASSESSED VALUE	83,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,635
TOTAL JUST VALUE	101,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010866	CO ISSUED	0	03/01/2023
22004826	SWIM POOL	71,796	03/29/2022
21014790	NEW CONSTR	661,454	10/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/1412	2/24/2021	SW	Q	V	01	88,700

GRANTOR: RAYDIENT LLC
GRANTEE: MAYO MATTHEW RYAN &

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0			0.00	0.00	7.04	AC		1.00	1.00	0.90	16,000.00	14,400.00	101,376							

REVIEW DATE 05/30/2023 BY MLU Total Acres: 7.04 Total Land Value: 101,376 Market: 0 Agricultural: 0 Common: 101,376 PRINTED 08/02/2023 BY SYS