BLOCK 7 N165 FT OF LOT 4
PT OR 1633/1657
TOWN OF HILLIARD

WADE RUSSELL G & DEBORAH L
15675 CR 108
HILLIARD, FL 32046

2024

08-3N-24-2380-0007-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

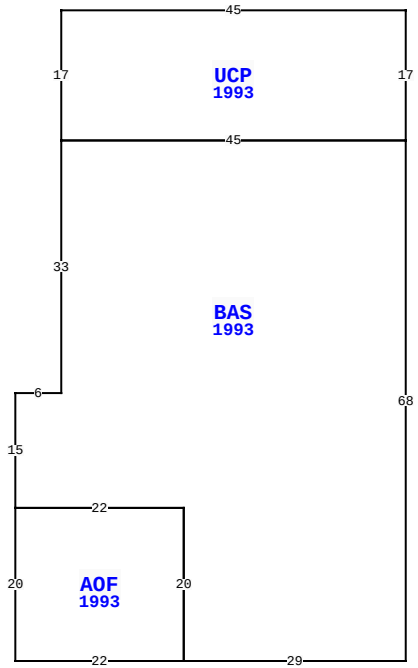
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	440	100	440	12,754
BAS	2,830	100	2,830	82,028
UCP	765	20	153	4,435
TOTALS	4,035		3,423	99,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	3,423	67.6000	57.97	198,431	1950	1950	0	0	0	50.00	50.00

1 SERV SHOP – 0% - 0 Heated Area: 3270 HX Base Yr



551645 US HWY 1, HILLIARD

BLD DATE	12/09/2019	KKA	LGL DATE	
XF DATE	12/09/2019	KKA	LAND DATE	12/09/2019 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	99,216
TOTAL MARKET OB/XF VALUE	4,151
TOTAL LAND VALUE - MARKET	103,953
TOTAL MARKET VALUE	207,320
SOH/AGL Deduction	79,056
ASSESSED VALUE	128,264
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,264
TOTAL JUST VALUE	207,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120037	REPAIR/RRF	12,000	03/27/2012
	REPAIR/RRF	4,500	03/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1633/1657	7/22/2009	QC	U	I	30	100
GRANTOR: WADE GARLAND H & RITA						
GRANTEE: WADE RUSSELL G & DE						
0710/1972	8/10/1994	WD	U	I	01	100
GRANTOR: WADE GARLAND & RITA D						
GRANTEE: WADE GARLAND ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W45 S17 BAS=[YR=1993] S33 W6 S15 AOF=[YR=1993] S20 E22 N20 W22$ E22 S20 E29 N68 W45$ E45 N17$.

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
1	0812	CONCRETE C	0	0	0	0	4,942.00	SF	4.00	4.00	100	1970	1970	3	21	4,151	

LAND DESCRIPTION

TOTAL OB/XF 4,151

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	002700	C	AUTO SALES	0	0004	C-1	-165.00	200.00	34,651.00	SF		1.00	1.00	1.00	3.00	3.00	103,953							

REVIEW DATE 12/09/2019 BY KKA Total Acres: 0.00 Total Land Value: 103,953 Market: 0 Agricultural: 0 Common: 103,953 PRINTED 08/06/2024 BY SYS