BLOCK 56 PT LOT 1(S-1 S-2 S-6)
IN OR 2697/1480
TOWN OF HILLIARD

MEYER KELSEY/MEYER MARIA
27291 WEST 1ST AVE
HILLIARD, FL 32046

2024

08-3N-24-2380-0056-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 90
Interior Wall	03	PLASTER 10
Interior Floo	12	HARDWOOD 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

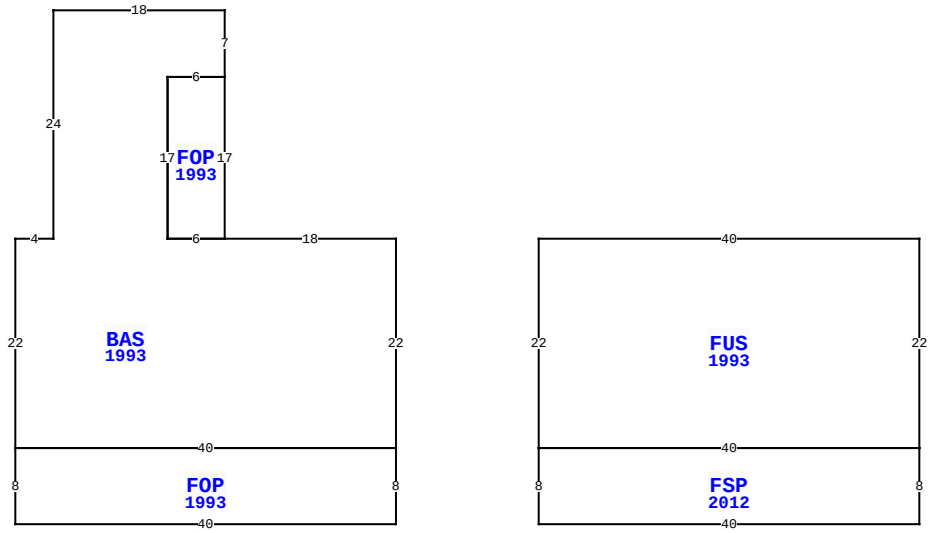
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,210	100	1,210	73,822
FOP	102	30	31	1,891
FOP	320	30	96	5,857
FSP	320	40	128	7,809
FUS	880	100	880	53,689
TOTALS	2,832		2,345	143,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,345	90.4540	85.93	201,506	1900	1980	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 2011 Heated Area: 2090 HX Base Yr 2011



15862 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		159,089
TOTAL MARKET OB/XF VALUE		10,021
TOTAL LAND VALUE - MARKET		35,100
TOTAL MARKET VALUE		204,210
SOH/AGL Deduction		81,362
ASSESSED VALUE		122,848
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		67,848
TOTAL JUST VALUE		204,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170162	SWIM POOL	0	09/06/2017
20130075	SHED	0	10/09/2013
20120079	REPAIR/RRF	12,800	05/25/2012
20120041	XFOB	8,850	04/17/2012
20100025	XFOB	2,190	05/05/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1480	3/01/2024	WD	Q	I	02	250,000
GRANTOR: SHERWOOD CHARLES KEVI						
GRANTEE: MEYER KELSEY						
1669/0321	2/12/2010	WD	U	I	12	77,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: SHERWOOD CHARLES KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FOP=[YR=1993] N17 W6 S17 E6$ W6 N17 E6 N7 W18 S24 W4 S22 FOP=[YR=1993] S8 E40 N8 W40 $ E40 N22$ PTR=E15 FUS=[YR=1993] E40 S22 FSP=[YR=2012] S8 W40N8 E40$ W40 N22$ W15$.

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	0825	BRICK	0	100	0	0	60.00	SF	12.50	12.50	100	2005	2005	3	96	720	
2	0351	CARPORT MT	0	100	16	10	160.00	SF	10.00	10.00	100	2013	2013	3	60	960	
3	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50	6.50	100	2013	2013	3	94	1,711	
4	1242	WD DECK A	0	100	0	0	576.00	SF	10.00	10.00	100	2017	2017	3	78	4,493	
5	1242	WD DECK A	0	100	0	0	274.00	SF	10.00	10.00	100	2017	2017	3	78	2,137	

LAND DESCRIPTION

TOTAL OB/XF 10,021

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	000100	C	SFR	100	0004	R-2	117.00	106.00	117.00	FF		1.00	1.00	1.00	300.00	300.00	35,100							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.28 Total Land Value: 35,100 Market: 0 Agricultural: 0 Common: 35,100 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

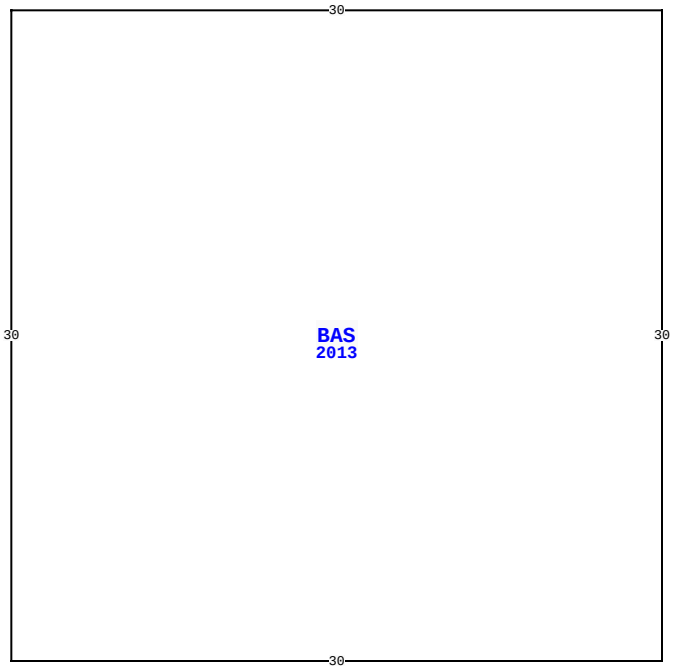
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	16,020
TOTALS	900		900	16,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	57.1320	20.00	18,000	2013	2013	0	0	0	11.00	89.00

3 GARAGE RES – 100% - 2011 Heated Area: 900 HX Base Yr 2011



15862 CR 108, HILLIARD

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GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: SHERWOOD CHARLES KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W30 S30 E30 N30$.

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

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