BLOCK 83 LOT 3
TOWN OF HILLIARD

B Y FRANKLIN PROPERTIES INC
PO BOX 878
HILLIARD, FL 32046

2024

08-3N-24-2380-0083-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	01	Quality Level 01

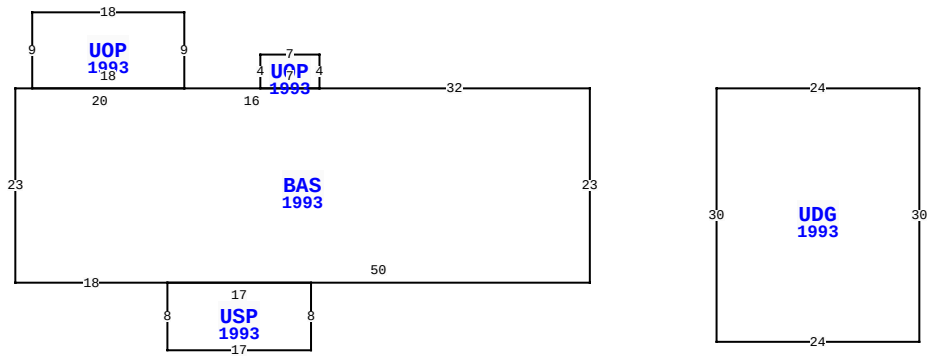
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1,564	22,329
UDG	720	60	432	6,168
UOP	28	25	7	100
UOP	162	25	40	571
USP	136	50	68	971
TOTALS	2,610		2,111	30,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,111	67.9800	47.59	100,462	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1564 HX Base Yr



15841 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	30,139
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	93,139
SOH/AGL Deduction	0
ASSESSED VALUE	93,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,139
TOTAL JUST VALUE	93,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120020	ELEC OTHER	0	03/05/2012
9810151	REPAIR/RRF	0	10/22/1998
06-002	ADDITION	700	06/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/182	5/05/2023	WD	U	I	37	60,000
GRANTOR: ADAMS MARK E I						
GRANTEE: B Y FRANKLIN PROPER						
2391/1510	9/11/2020	WD	U	I	30	40,000
GRANTOR: GEE BILLY G						
GRANTEE: ADAMS MARK E I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 UOP=[YR=1993] N4 W7 S4 E7$ W16
UOP=[YR=1993] N9 W18 S9 E18$ W20 S23 E18 USP=[YR=1993] S8 E17
N8 W17$ E50 N23$ PTR=E15 UDG=[YR=1993] E24 S30 W24 N30$
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

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	000102	C	SFR/MH	0	0004	R-2	210.00	210.00	210.00	FF		1.00	1.00	1.00	300.00	300.00	63,000							

REVIEW DATE 04/11/2024 BY WWA Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/06/2024 BY SYS