LOTS 17 & 18
IN OR 1686/1319
DELLA WARE HEIGHTS SUB PB 3/60

HADDOCK LEROY G & PATRICIA
456652 OLD DIXIE RD
HILLIARD, FL 32046-0777

2024

08-3N-24-2420-000E-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

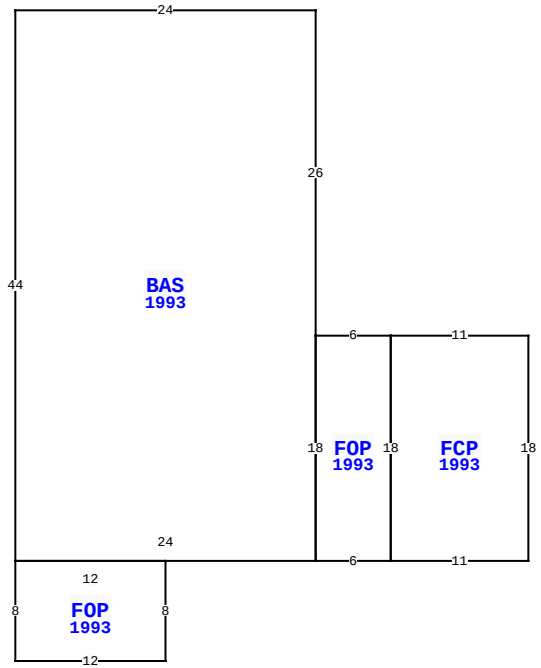
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	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	1,056	100	1,056	93,555
FCP	198	25	50	4,430
FOP	96	30	29	2,569
FOP	108	30	32	2,835
TOTALS	1,458		1,167	103,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,167	112.3600	106.74	124,566	1954	1984	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 0 Heated Area: 1056 HX Base Yr



15840 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	103,390
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	49,200
TOTAL MARKET VALUE	152,590
SOH/AGL Deduction	14,915
ASSESSED VALUE	137,675
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,675
TOTAL JUST VALUE	152,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
130084	REPAIR/RRF	0	11/15/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1686/1319	7/01/2010	QC	U	I	11	100
GRANTOR: GUYNN CLARA N						
GRANTEE: HADDOCK LEROY G & P						
1401/0816	4/04/2006	QC	U	I	06	25,000
GRANTOR: GUYNN GEORGE A						
GRANTEE: GUYNN TROY L & CLAR						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W11 FOP=[YR=1993] W6 BAS=[YR=1993] N26 W24 S44 FOP=[YR=1993] S8 E12 N8 W12$ E24 N18$ S18 E6 N18$ S18 E11 N18$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0004	R-2	164.00	120.00	164.00	FF		1.00	1.00	1.00	300.00	300.00	49,200							

REVIEW DATE 11/05/2019 BY TWA Total Acres: 0.00 Total Land Value: 49,200 Market: 0 Agricultural: 0 Common: 49,200 PRINTED 08/06/2024 BY SYS