PT NE1/4 OF NE1/4 OF
SEC 9-3N-24E IN OR 2015/649

YAWN LOUISE V
PO BOX 594
HILLIARD, FL 32046-0594

2024

09-3N-24-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

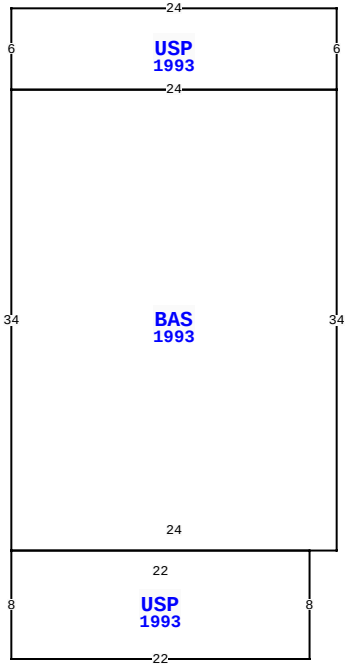
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	64,245
USP	144	30	43	3,385
USP	176	30	53	4,173
TOTALS	1,136		912	71,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	912	111.2400	105.68	96,380	1950	1950	0	0	0	25.50	74.50

1 SINGLE FAM – 100% - 2010 Heated Area: 816 HX Base Yr 2010



15967 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		71,803
TOTAL MARKET OB/XF VALUE		3,488
TOTAL LAND VALUE - MARKET		57,750
TOTAL MARKET VALUE		133,041
SOH/AGL Deduction		50,290
ASSESSED VALUE		82,751
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,751
TOTAL JUST VALUE		133,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2015/0649	11/24/2015	QC	U	I	11	100
GRANTOR: VANZANT GRADY J & BAR						
GRANTEE: YAWN LOUISE V						
1962/1731	2/13/2015	QC	U	I	11	100
GRANTOR: VANZANT GRADY J ET AL						
GRANTEE: VANZANT GRADY J & B						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W24 S6 BAS=[YR=1993] S34 USP=[YR=1993] S8 E22 N8 W22$ E24 N34 W24$ E24 N6$.

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	0811	CONCRETE B	0	100	30	26	780.00	SF	5.20	5.20	100	2005	2005	3	86	3,488	

LAND DESCRIPTION

TOTAL OB/XF 3,488

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	100	0004	R-1	0.00	0.00	3.85	AC		1.00	1.00	1.00	15,000.00	15,000.00	57,750							

REVIEW DATE 06/09/2020 BY TWA Total Acres: 3.85 Total Land Value: 57,750 Market: 0 Agricultural: 0 Common: 57,750 PRINTED 08/06/2024 BY SYS