

PT OF SE1/4 OF NW1/4 OF
SEC 9-3N-24E IN OR 2574/1519
BEING PARCEL A

DUCE JOSEPH A & SHELIA
PO BOX 681
HILLIARD, FL 32046

2024

09-3N-24-0000-0011-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 60
Exterior Wall	15 CONC BLOCK 40
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	6 100
Frame	03 MASONRY 100
Story Height	16 100
RMS	2 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	03 DIST HI 100
Occupancy	00 OWNER OCC 100
Quality	03 Quality Level 03
DOR CODE	2500REPAIR SERVICE
MAP NUM	MKT AREA
	06

NEIGHBORHOOD/LOC 6002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	495	185	916	19,676
AOF	912	185	1,687	36,237
BAS	7,053	100	7,053	151,499
BAS	2,175	100	2,175	46,719
CAN	75	30	22	473

TOTALS 10,710 11,853 254,602

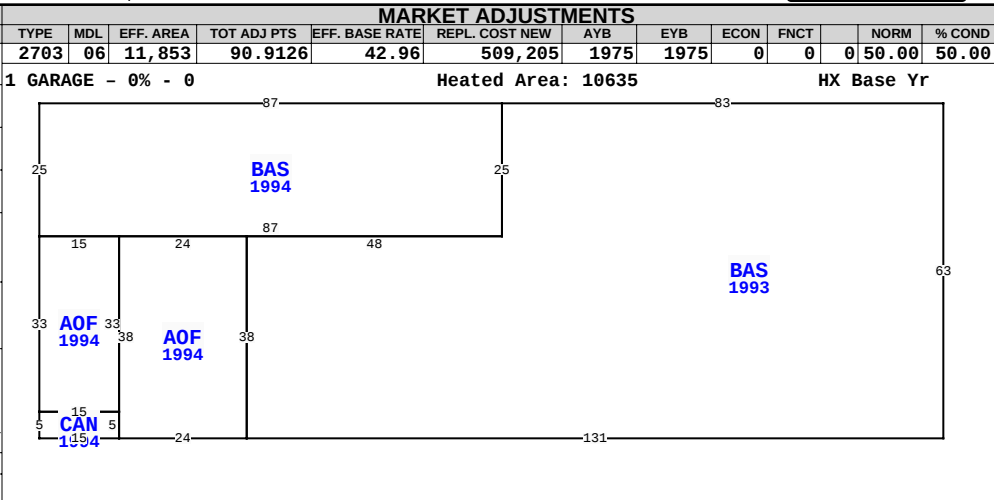
EXTRA FEATURES

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
1	0803	ASPHALT C	0	0	0	0		11,377.00	SF 2.00	2.00	100	1978	1978	3	50	11,377
2	0940	SHEDS/PORT	0	0	12	14		168.00	SF 30.00	30.00	100	1979	1979	3	20	1,008
3	0510	GARAGE WD-	0	0	15	18		270.00	SF 26.95	26.95	100	1975	1975	3	20	1,455
4	0812	CONCRETE C	0	0	0	0		4,425.00	SF 4.00	4.00	100	1978	1978	3	29	5,133
5	4950	BOLLARD	0	0	0	0		7.00	UT 100.00	100.00	100	1994	1994	3	100	700
6	0402	CONC BUMPE	0	0	0	0		5.00	UT 25.00	25.00	100	1994	1994	3	76	95
7	0978	SECURTY LT	0	0	0	0		4.00	UT 450.00	450.00	100	1975	1975	3	20	360

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002500	C	SRVC SHOPS	0	0004	C-1	0.00	0.00	48,351.00	SF		1.00	1.00	1.00	1.00	1.00	48,351							

REVIEW DATE 07/22/2020 BY KK



BLD DATE	07/22/2020	KK	LGL DATE	
XF DATE	07/22/2020	KK	LAND DATE	07/22/2020
INC DATE			AG DATE	

15928 CR 108, HILLIARD

TOTAL OB/XF																20,128
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LAND DESCRIPTION	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1 002500 C SRVC SHOPS							

Total Acres: 0.00 Total Land Value: 48,351 Market: 0 Agricultural: 0 Common: 48,351

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	254,602		
TOTAL MARKET OB/XF VALUE	20,128		
TOTAL LAND VALUE - MARKET	48,351		
TOTAL MARKET VALUE	323,081		
SOH/AGL Deduction	37,605		
ASSESSED VALUE	285,476		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	285,476		
TOTAL JUST VALUE	323,081		
NCON VALUE	0		
INCOME VALUE	1,502,567		
PREVIOUS YEAR MKT VALUE	330,597		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/1519	7/01/2022	WD	U	I	11	100
GRANTOR: DUCE JOSEPH A						
GRANTEE: DUCE JOSEPH A & SHE						
0685/1829	8/03/1993	WD	U	I	01	100
GRANTOR: DUCE KIMBERLY J						
GRANTEE: DUCE JOSEPH A						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W83 BAS=[YR=1994] W87 S25 AOF=[YR=1994] S33
CAN=[YR=1994] S5 E15 AOF=[YR=1994] E24 N38 W24 S38\$ N5 W15\$
E15 N33 W15\$ E87 N25\$ S25 W48 S38 E131 N63\$.

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