PT OF NW1/4 OF NW1/4
INCL S-1 OF LOT 37 DUNN SURVEY
IN OR 746/1520-1523

HINES ROSEMARY D
PO BOX 100
HILLIARD, FL 32046-1725

2024

10-3N-24-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

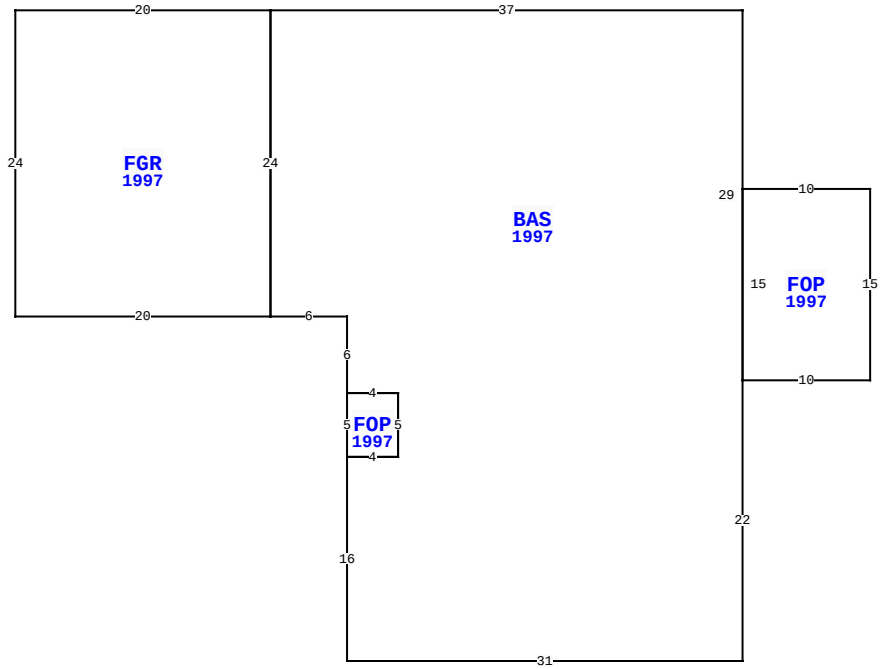
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	1,705	174,214
FGR	480	55	264	26,975
FOP	20	30	6	613
FOP	150	30	45	4,598
TOTALS	2,355		2,020	206,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,020	97.0200	121.28	244,986	1997	2002	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 1998 Heated Area: 1705 HX Base Yr 1998



151005 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 DC
INC DATE		AG DATE	03/21/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,401
TOTAL MARKET OB/XF VALUE		24,042
TOTAL LAND VALUE - MARKET		219,070
TOTAL MARKET VALUE		290,609
SOH/AGL Deduction		161,365
ASSESSED VALUE		129,244
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		74,244
TOTAL JUST VALUE		449,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1700095	REPAIR/RRF	18,375	02/06/2017
B97	NEW CONSTR	95,000	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0746/1522	12/20/1995	WD	U	I	01	100
GRANTOR: DUCE JOSEPH A						
GRANTEE: HINES ROSEMARY D						
0746/1520	12/20/1995	WD	U	V	01	100
GRANTOR: DUCE JOHNNIE W						
GRANTEE: HINES ROSEMARY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W37 FGR=[YR=1997] W20 S24 E20 N24 $ S24 E6 S6
FOP=[YR=1997] S5 E4 N5 W4 $ E4 S5 W4 S16 E31 N22
FOP=[YR=1997] E10 N15 W10 S15 $ N29 $.

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	0810	CONCRETE A	0	100	16	29	464.00	SF	6.50	6.50	100	1997	1997	3	73	2,202	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
3	0510	GARAGE WD-	0	100	40	20	800.00	SF	35.00	35.00	100	2005	2005	3	40	11,200	
4	0510	GARAGE WD-	0	100	40	14	560.00	SF	35.00	35.00	100	2005	2005	3	40	7,840	

LAND DESCRIPTION

TOTAL OB/XF 24,042

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	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.90	AC		1.00	1.00	1.00	30,000.00	30,000.00	57,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	7.63	AC		1.00	1.00	1.00	415.00	415.00	3,166							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.53	AC		1.00	1.00	1.00	19,000.00	19,000.00	162,070							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 9.53 Total Land Value: 60,166 Market: 162,070 Agricultural: 3,166 Common: 57,000 PRINTED 08/06/2024 BY SYS