LOT 4
HENDRICKS ACRES PB 6/91

WILSON BARRY FRANK II
151056 CR 108
HILLIARD, FL 32046

2024

10-3N-24-073A-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

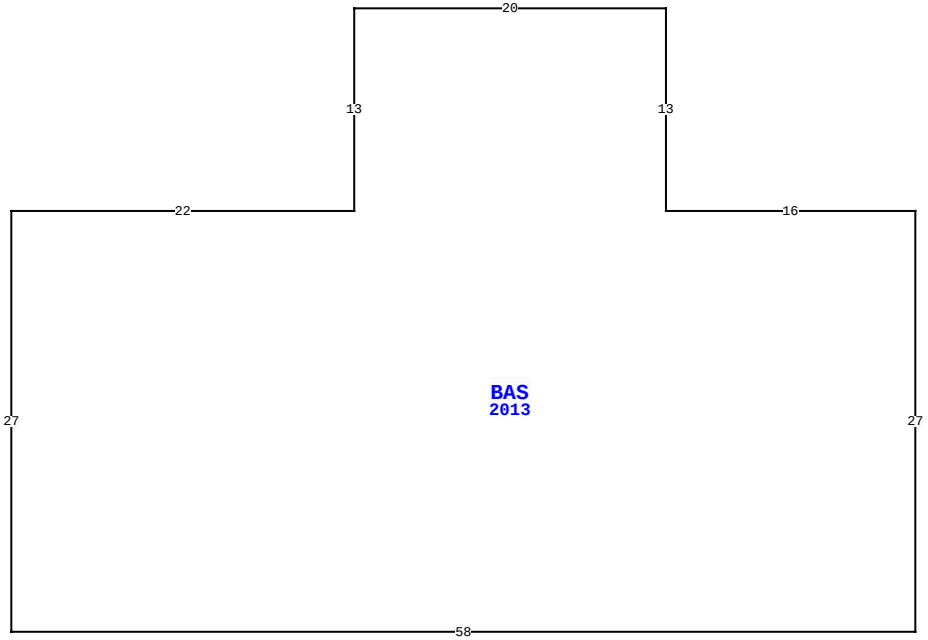
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	1,826	126,469
TOTALS	1,826		1,826	126,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,826	139.9200	104.94	191,620	1997	2010	0	0	0	34.00	66.00

2 M/H 94+ – 100% - 2023 Heated Area: 1826 HX Base Yr 2023



151056 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,469
TOTAL MARKET OB/XF VALUE		3,894
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		160,363
SOH/AGL Deduction		48
ASSESSED VALUE		160,315
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,315
TOTAL JUST VALUE		160,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C125443	CO ISSUED	0	10/11/2013
B1327541	ADDITION	0	08/01/2013
P1216180	NEW CONSTR	0	10/01/2012
MH125443	MH MOVE-ON	0	10/01/2012
M1217664	H/AC	0	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2581/0878	7/29/2022	QC	U	I	11	100
GRANTOR: WILSON BARRY FRANK TE						
GRANTEE: WILSON BARRY FRANK						
2581/0876	7/29/2022	WD	Q	I	01	208,500
GRANTOR: FIN HOMES LLC						
GRANTEE: WILSON BARRY FRANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 N13 W20 S13 W22 S27 E58 N27$.

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	1242	WD DECK A	0	100	13	12	156.00	SF	10.00	10.00	100	2005	2005	3	24	374	
2	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2013	2013	3	60	720	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 3,894

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	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/04/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS