LOT 4
IN OR 848/1795
EX R/W IN OR 860/1103

DUBOSE KAREN
151084 CR 108
HILLIARD, FL 32046

2024

10-3N-24-0775-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

151082 CR 108, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	30,600
TOTAL MARKET VALUE	42,600
SOH/AGL Deduction	0
ASSESSED VALUE	42,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,600
TOTAL JUST VALUE	42,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007912	CO ISSUED	0	07/25/2019
19006036	MH MOVE-ON	0	06/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0848/1795	9/16/1998	WD	Q	V		15,000
GRANTOR: HENDRICKS JAMES & DAN						
GRANTEE: DUBOSE KAREN						
0703/0515	4/27/1994	WD	U	V	09	150,000
GRANTOR: VANZANT HARRY & BESSI						
GRANTEE: HENDRICKS JAMES & D						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2019	2019	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2019	2019	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,600							

REVIEW DATE 03/11/2020 BY TWX Total Acres: 1.02 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 08/06/2024 BY SYS