LOT 7
IN OR 2097/1454
2008 CHNC DW/MH

HERRING BRYAN JOHN
151088 CR 108
HILLIARD, FL 32046

2024

10-3N-24-0775-0007-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Quality	06	Quality Level 06

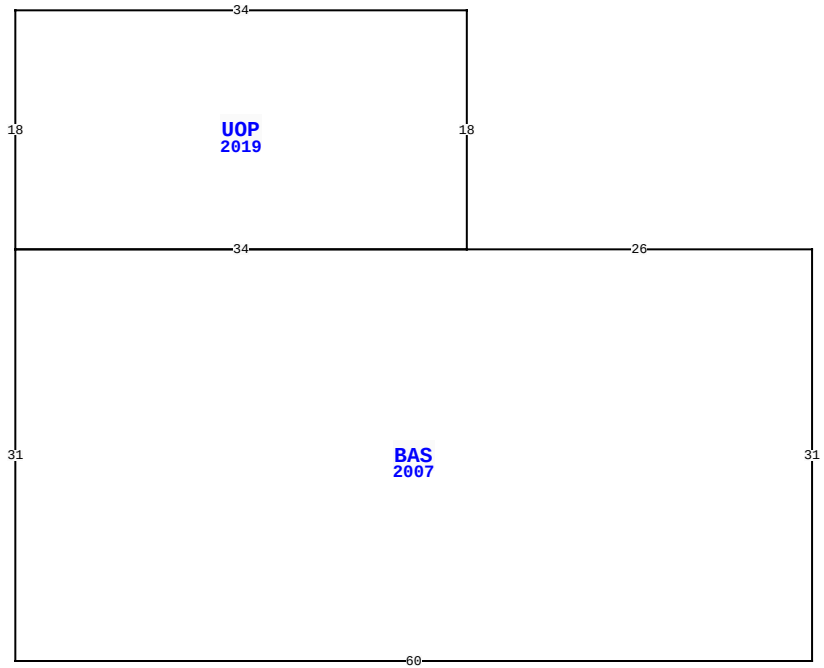
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	131,666
UOP	612	25	153	10,831
TOTALS	2,472		2,013	142,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,013	157.3000	117.98	237,494	2007	2007	0	0	0	40.00	60.00

1 M/H 94+ – 0% - 0 Heated Area: 1860 HX Base Yr



BLD DATE	03/18/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

151088 CR 108, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	158,466
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	194,466
SOH/AGL Deduction	21,625
ASSESSED VALUE	172,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,841
TOTAL JUST VALUE	194,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010909	GARAGE	41,024	08/18/2021
P12932	OTHER	0	01/01/2008
C5028	CO ISSUED	0	12/01/2007
MH5028	MH MOVE-ON	0	12/01/2007
M13524	MECH OTHER	0	12/01/2007
MH982109	MH MOVE-ON	0	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2097/1454	12/29/2016	SW	U	I	12	87,500
GRANTOR: GMAT LEGAL TITLE TRUS						
GRANTEE: HERRING BRYAN JOHN						
2057/1733	7/12/2016	CT	U	I	18	39,100
GRANTOR: CLERK OF COURT						
GRANTEE: GMAT LEGAL TITLE TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W26 UOP=[YR=2019] N18 W34 S18 E34$ W34 S31 E60 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0004	OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,000							

REVIEW DATE 11/17/2021 BY TW Total Acres: 1.20 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/06/2024 BY SYS

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IN OR 2097/1454
2008 CHNC DW/MH

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HILLIARD, FL 32046

2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

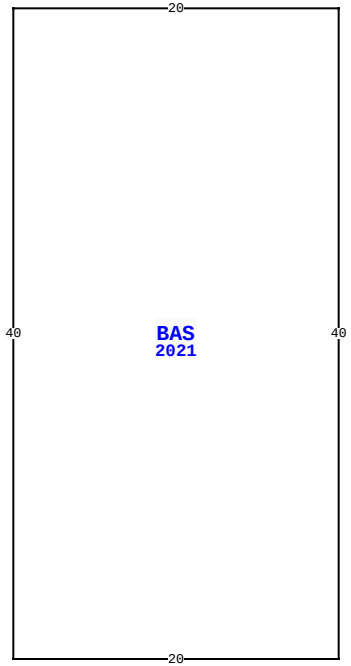
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	15,970
TOTALS	800		800	15,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	58.1900	20.37	16,296	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 0% - 0 Heated Area: 800 HX Base Yr



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151088 CR 108, HILLIARD

NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE	194,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95770	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: GMAT LEGAL TITLE TRUS						
GRANTEE: HERRING BRYAN JOHN						
2057/1733	7/12/2016	CT	U	I	18	39,100
GRANTOR: CLERK OF COURT						
GRANTEE: GMAT LEGAL TITLE TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S40 E20 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/17/2021 BY TW Total Acres: 1.20 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/06/2024 BY SYS