LOT 8
IN OR 981/1363
EX R/W IN OR 860/1112

KEEN CARL JR & DIANE S
P O BOX 788
HILLIARD, FL 32046-0788

2024

10-3N-24-0775-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

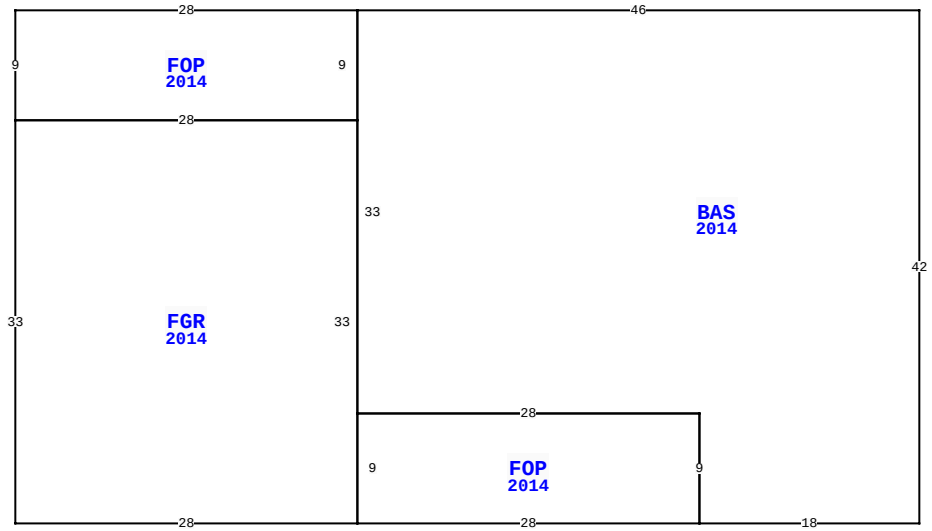
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	189,997
FGR	924	55	508	57,451
FOP	252	30	76	8,595
FOP	252	30	76	8,595
TOTALS	3,108		2,340	264,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,340	97.0200	121.28	283,795	2014	2014	0	0	0	6.75	93.25

2 SNGL FAM – 100% - 1999 Heated Area: 1680 HX Base Yr 1999



151092 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		264,639
TOTAL MARKET OB/XF VALUE		21,732
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		335,871
SOH/AGL Deduction		98,465
ASSESSED VALUE		237,406
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,406
TOTAL JUST VALUE		335,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428812	CO ISSUED	0	11/18/2014
B1428812	NEW CONSTR	222,433	05/01/2014
B1428590	DEMOLITION	2,000	04/01/2014
4227	CHNGE SRVC	2,300	06/11/1992
8908	MH MOVE-ON	30,000	05/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0981/1363	4/17/2001	WD	U	I	01	100
GRANTOR: KEEN CARL JR & BETTY						
GRANTEE: KEEN CARL JR & DIAN						
0828/0192	3/30/1998	WD	Q	I		46,500
GRANTOR: LOYD FRANKLIN E & LIS						
GRANTEE: KEEN CARL JR & BETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W46 FOP=[YR=2014] W28 S9 FGR=[YR=2014] S33 E28 FOP=[YR=2014] E28 N9 W28 S9$ N33 W28$ E28 N9$ S33 E28 S9 E18 N42$.

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	0811	CONCRETE B	0	100	0	0	768.00	SF	5.20	5.20	100	1991	1991	3	62	2,476	
2	0811	CONCRETE B	0	100	14	36	504.00	SF	5.20	5.20	100	1998	1998	3	75	1,966	
3	0681	POLE SHED	0	100	28	40	1,120.00	SF	15.00	15.00	100	1998	1998	3	26	4,368	
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1998	1998	3	26	1,300	
5	0510	GARAGE WD-	0	100	20	25	500.00	SF	35.00	35.00	100	2000	2000	3	28	4,900	
6	0681	POLE SHED	0	100	40	10	400.00	SF	15.00	15.00	100	2009	2009	3	56	3,360	
7	0940	SHEDS/PORT	0	100	14	8	112.00	SF	30.00	30.00	100	2005	2005	3	24	806	
8	0300	BOAT DCK W	0	100	12	8	96.00	SF	40.00	40.00	100	2005	2005	3	40	1,536	
9	0681	POLE SHED	0	100	17	10	170.00	SF	15.00	15.00	100	2005	2005	3	40	1,020	

LAND DESCRIPTION

TOTAL OB/XF 21,732

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	000100	C	SFR	100	0004	OR	0.00	0.00	1.65	AC		1.00	1.00	1.00	30,000.00	30,000.00	49,500							

REVIEW DATE 09/18/2019 BY TWA Total Acres: 1.65 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/06/2024 BY SYS