LOTS 33 THRU 35 IN OR 2183/174
DEER RUN UNR
(FKA PT OF LOT 23

KIRKWOOD WILLIAM JOHN & MELODY
15724 CR 108
HILLIARD, FL 32046

2024

17-3N-24-2020-0023-0330

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	14	CARPET 100
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	03	Quality Level 03

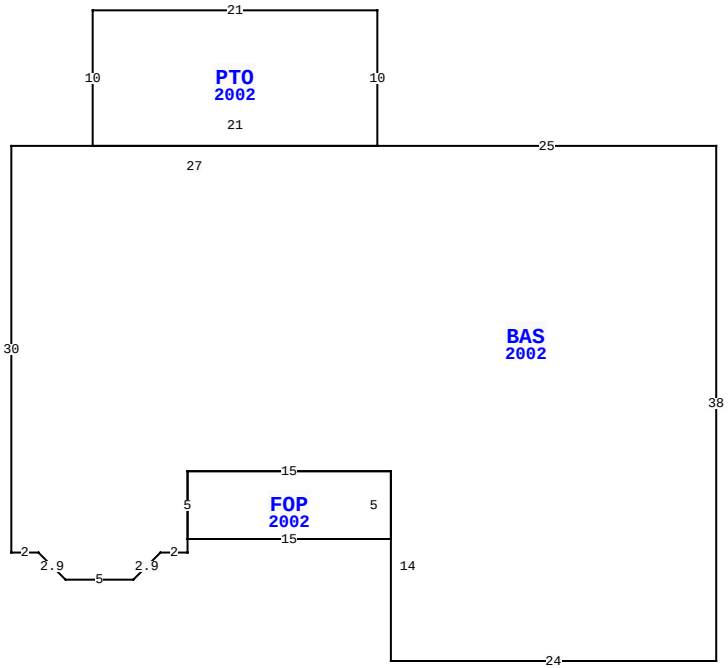
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1,676	151,474
FOP	75	30	22	1,988
PTO	210	5	10	904
TOTALS	1,961		1,708	154,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,708	106.0000	100.70	171,996	2002	2002	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2003 Heated Area: 1676 HX Base Yr 2003



15724 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		154,366
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		26,325
TOTAL MARKET VALUE		180,691
SOH/AGL Deduction		76,776
ASSESSED VALUE		103,915
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,915
TOTAL JUST VALUE		180,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/0174	3/01/2018	WD	U	I	30	61,100
GRANTOR: KIRKWOOD WILLIAM JOHN						
GRANTEE: KIRKWOOD WILLIAM JO						
1412/0918	5/16/2006	QC	U	I	01	100
GRANTOR: KIRKWOOD WILLIAM JOHN						
GRANTEE: KIRKWOOD WILLIAM JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W25 PTO=[YR=2002] N10 W21 S10 E21$ W27 S30 E2 D2 R2 E5 U2 R2 E2 N1 FOP=[YR=2002] E15 N5 W15 S5$ N5 E15 S14 E24 N38$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	R-3	0.00	0.00	0.78	AC		1.00	1.00	1.25	27,000.00	33,750.00	26,325							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.78 Total Land Value: 26,325 Market: 0 Agricultural: 0 Common: 26,325 PRINTED 08/06/2024 BY SYS