LOT 28 (EX S-1)
IN OR 1240/1606
CORNWALL SURVEY

THOMPSON DAVID L/JOHNSON JULIE L
PO BOX 761
HILLIARD, FL 32046-0761

**2024**

**17-3N-24-2020-0028-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 20 | FACE BRICK 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

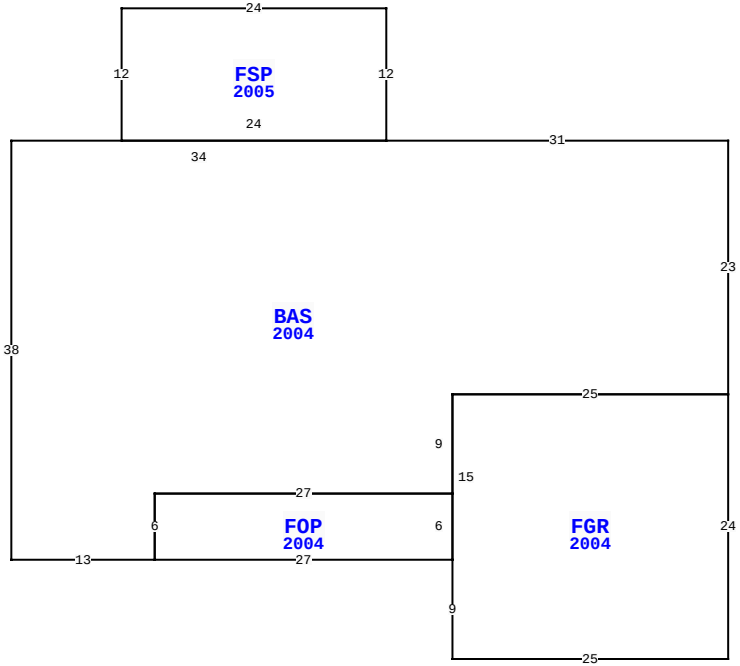
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,933 | 100 | 1,933 | 198,226 |
| FGR | 600 | 55 | 330 | 33,841 |
| FOP | 162 | 30 | 49 | 5,025 |
| FSP | 288 | 40 | 115 | 11,793 |
| TOTALS | 2,983 | | 2,427 | 248,884 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,427 | 120.9516 | 114.90 | 278,862 | 2004 | 2004 | 0 | 0 | 0 | 10.75 | 89.25 |

1 SINGLE FAM – 100% - 2005 Heated Area: 1933 HX Base Yr 2005




15764 CR 108, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 248,884 |
| TOTAL MARKET OB/XF VALUE | | 10,595 |
| TOTAL LAND VALUE - MARKET | | 80,640 |
| TOTAL MARKET VALUE | | 340,119 |
| SOH/AGL Deduction | | 155,970 |
| ASSESSED VALUE | | 184,149 |
| TOTAL EXEMPTION VALUE | HX HB DX | 55,000 |
| BASE TAXABLE VALUE | | 129,149 |
| TOTAL JUST VALUE | | 340,119 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 329,885 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 0363 | ADDITION | 1,870 | 05/17/2005 |
| 0311239 | NEW CONSTR | 140,000 | 10/30/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1240/1606 | 6/25/2004 | WD | Q | V | | 50,000 |
| GRANTOR: CAIN CONSTRUCTION COM | | | | | | |
| GRANTEE: THOMPSON DAVID & JU | | | | | | |
| 1037/1642 | 2/15/2002 | WD | U | V | 19 | 30,000 |
| GRANTOR: KENNAN THOMAS FLOYD & | | | | | | |
| GRANTEE: CAIN CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W31 FSP=[YR=2005] N12 W24 S12 E24$ W34 S38 E13 FOP=[YR=2004] E27 FGR=[YR=2004] S9 E25 N24 W25 S15 $ N6 W27 S6$ N6 E27 N9 E25 N23 $ .

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,466.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 84 | 4,926 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 88 | 3,080 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 93.00 | LF | 32.00 | 32.00 | 100 | 2014 | 2014 | 3 | 87 | 2,589 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,595

| 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 | 100 | 0004 | A-1 | 0.00 | 0.00 | 5.04 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 80,640 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.04 Total Land Value: 80,640 Market: 0 Agricultural: 0 Common: 80,640 PRINTED 08/06/2024 BY SYS