PT OF LOT 47
IN OR 2230/858
CORNWALL SURVEY

ALLGEYER RICHARD H
15695 COUNTY ROAD 108
HILLIARD, FL 32046

2024

17-3N-24-2020-0047-0020

BUILDING CHARACTERISTICS

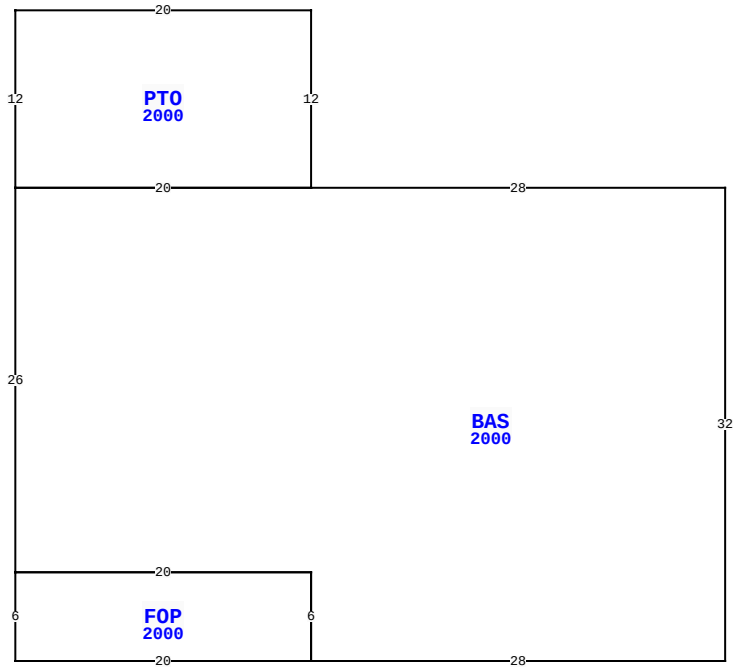
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,416	100	1,416	158,671
FOP	120	30	36	4,034
PTO	240	5	12	1,345
TOTALS	1,776		1,464	164,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,464	132.9009	126.26	184,845	2000	2000	0	0	0	11.25	88.75

2 SINGLE FAM – 100% - 2019 Heated Area: 1416 HX Base Yr 2019



15695 CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		198,910
TOTAL MARKET OB/XF VALUE		3,854
TOTAL LAND VALUE - MARKET		24,840
TOTAL MARKET VALUE		227,604
SOH/AGL Deduction		51,631
ASSESSED VALUE		175,973
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,973
TOTAL JUST VALUE		227,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0601008	GARAGE	30,000	01/04/2006
99637	NEW CONSTR	73,400	01/24/2000
9703158	TEMP POLE	0	03/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2230/0858	10/12/2018	WD	Q	I	02	194,000
GRANTOR: KEIM BRYON L & TERRI						
GRANTEE: ALLGEYER RICHARD H						
2033/1152	2/29/2016	WD	Q	I	01	177,000
GRANTOR: SIKES CLYDE C II & MA						
GRANTEE: KEIM BRYON L & TERR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W28 PTO=[YR=2000] N12 W20 S12 E20$ W20 S26
FOP=[YR=2000] S6 E20 N6 W20$ E20 S6 E28 N32$.

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	852.00	SF	5.20	5.20	100	2006	2006	3	87	3,854	

LAND DESCRIPTION

TOTAL OB/XF 3,854

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	A-1	0.00	0.00	0.92	AC		1.00	1.00	1.00	27,000.00	27,000.00	24,840							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.92 Total Land Value: 24,840 Market: 0 Agricultural: 0 Common: 24,840 PRINTED 08/06/2024 BY SYS

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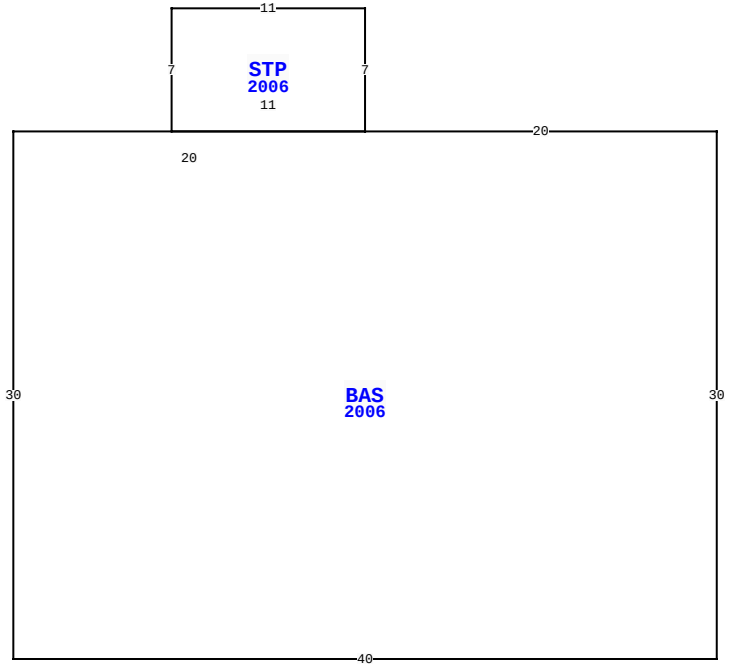
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	34,629
STP	77	10	8	231
TOTALS	1,277		1,208	34,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,208	108.4910	37.97	45,868	2006	2006	0	0	0	24.00	76.00

3 GARAGE RES – 100% - 2019 Heated Area: 1200 HX Base Yr 2019



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GRANTEE: KEIM BRYON L & TERR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 STP=[YR=2006] N7 W11 S7 E11$ W20 S30 E40 N30$.

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

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