

LOT 16
CORNWALL SURVEY R/P OF
LOTS 31 & 32 PBK 1/9

FALES BILLY J & LEIGH A
PO BOX 1621
HILLIARD, FL 32046-1621

2024

17-3N-24-2680-0031-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	03	DIST HI 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	1,350	100	1,350	124,869
FOP	128	30	38	3,515
FSP	209	40	84	7,770
TOTALS	1,687		1,472	136,153

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
1	0940	SHEDS/PORT	0 100	12	6	72.00	SF	30.00	30.00	100	2000	2000	3	20
2	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00	100	1992	1992	3	20
3	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00	100	1992	1992	3	20
4	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00	100	1992	1992	3	20
5	1242	WD DECK A	0 100	0	0	668.00	SF	7.50	7.50	100	1992	1992	3	20

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100	0004	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,472	117.3000	111.44	164,040	1989	1989		0	0	17.00	83.00	
1 SINGLE FAM - 100% - 0 Heated Area: 1350 HX Base Yr													

15788 CR 108, HILLIARD					BLD DATE					LGL DATE	
					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
72.00	SF	30.00	30.00	100	2000	2000	3	20	432		
96.00	SF	30.00	30.00	100	1992	1992	3	20	576		
96.00	SF	30.00	30.00	100	1992	1992	3	20	576		
96.00	SF	30.00	30.00	100	1992	1992	3	20	576		
668.00	SF	7.50	7.50	100	1992	1992	3	20	1,002		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		136,153	
TOTAL MARKET OB/XF VALUE		3,162	
TOTAL LAND VALUE - MARKET		27,000	
TOTAL MARKET VALUE		166,315	
SOH/AGL Deduction		72,864	
ASSESSED VALUE		93,451	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		43,451	
TOTAL JUST VALUE		166,315	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		160,277	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
89020015	ADDITION	3,500	02/13/1989
88120112	NEW CONSTR	30,000	12/06/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1128/1754	4/10/2003	QC	U	I	01	100	
GRANTOR: FALES BOBBY							
GRANTEE: FALES BILLY J & LEI							
0433/0684	5/25/1984	PR	U	I	24	100	
GRANTOR: KENNAN ALBERT LELAND							
GRANTEE: FALES BOBBY R							

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS=[YR=1993] W26 FSP=[YR=2012] N11 W19 S11 E19\$ W19 S30 E12 FOP=[YR=1993] S8E16 N8 W16 \$ E33 N30 \$.														