PT OF LOT 19 S52 FT OF E420 FT
IN OR 2381/225
CORNWALL SURVEY

NEWCOME WILLIAM JOE III &/JARVIS MIJA L
15588 CR 108
HILLIARD, FL 32046

2024

20-3N-24-2020-0019-0010

NASSAU COUNTY PROPERTY

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	09	PINE WOOD 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

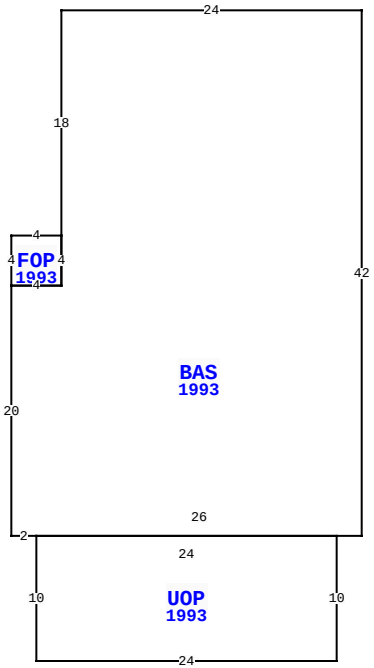
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	109,821
FOP	16	30	5	505
UOP	240	20	48	4,845
TOTALS	1,344		1,141	115,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,141	118.7200	112.78	128,682	1982	2002	0	0	0	10.50	89.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1088 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

15588 CR 108, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		115,170
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		26,775
TOTAL MARKET VALUE		141,945
SOH/AGL Deduction		33,540
ASSESSED VALUE		108,405
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,405
TOTAL JUST VALUE		141,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008705	REPAIR/RRF	7,190	08/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2381/0225	7/31/2020	WD	Q	I	01	120,000
GRANTOR: HINSON FERRELL STEVEN						
GRANTEE: NEWCOME WILLIAM JOE						
0691/1033	11/02/1993	WD	U	I	07	100
GRANTOR: STOKES JOHN & OLETTE						
GRANTEE: HINSON FERRELL & DI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S18 FOP=[YR=1993] W4 S4 E4 N4 $ S4 W4 S20 E2 UOP=[YR=1993] S10 E24 N10 W24 $ E26 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

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	0004	OR	0.00	0.00	0.51	AC		1.00	1.00	1.75	30,000.00	52,500.00	26,775							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.51 Total Land Value: 26,775 Market: 0 Agricultural: 0 Common: 26,775 PRINTED 08/06/2024 BY SYS