E 290' OF LOT 23
IN OR 2102/145
CORNWALL SURVEY PB O/31

HOBBS BENJAMIN FRANKLIN/HOBBS GORDON FRANKLIN & CO
15616 CR 108
HILLIARD, FL 32046

2024

20-3N-24-2020-0023-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

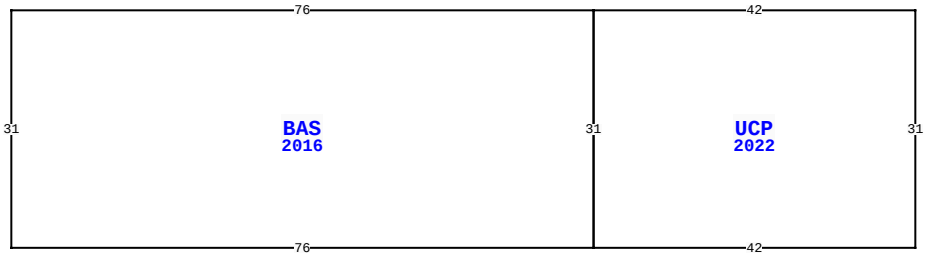
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	119,777
UCP	1,302	20	260	13,218
TOTALS	3,658		2,616	132,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,616	147.3600	110.52	289,120	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2017 Heated Area: 2356 HX Base Yr 2017



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

15616 CR 108, HILLIARD

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
1	0681	POLE SHED	0	100	42	28	1,176.00	SF	15.00	15.00	100	2018	2018	3	87	15,347	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		157,783
TOTAL MARKET OB/XF VALUE		15,347
TOTAL LAND VALUE - MARKET		67,800
TOTAL MARKET VALUE		240,930
SOH/AGL Deduction		81,421
ASSESSED VALUE		159,509
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,509
TOTAL JUST VALUE		240,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011040	GARAGE	39,286	07/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/855	8/02/2023	QC	U	I	11	100
GRANTOR: HOBBS BENJAMIN FRANKL						
GRANTEE: HOBBS GORDON FRANKL						
2102/0145	12/28/2016	QC	U	I	11	100
GRANTOR: HOBBS CONNIE SUE & GO						
GRANTEE: HOBBS CONNIE SUE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W76 S31 E76 N31$ UCP=[YR=2022] E42 S31 W42 N31$.

LAND DESCRIPTION

TOTAL OB/XF 15,347

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
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.26	AC		1.00	1.00	1.00	30,000.00	30,000.00	67,800							

REVIEW DATE 12/14/2022 BY WWX Total Acres: 2.26 Total Land Value: 67,800 Market: 0 Agricultural: 0 Common: 67,800 PRINTED 08/06/2024 BY SYS

E 290' OF LOT 23
IN OR 2102/145
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ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

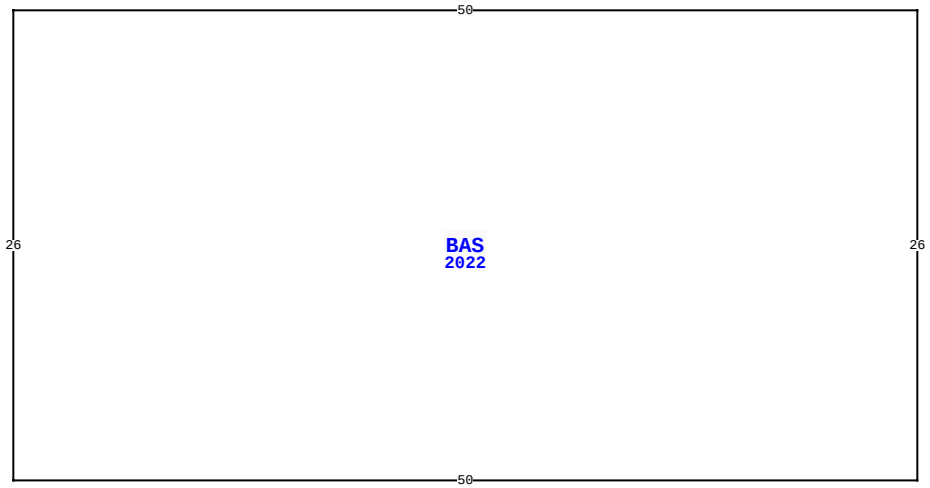
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	24,788
TOTALS	1,300		1,300	24,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,300	55.0160	19.26	25,038	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2017 Heated Area: 1300 HX Base Yr 2017



15616 CR 108, HILLIARD

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GRANTOR: HOBBS CONNIE SUE & GO						
GRANTEE: HOBBS CONNIE SUE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W50 S26 E50 N26$.

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

REVIEW DATE 12/14/2022 BY WWX Total Acres: 2.26 Total Land Value: 67,800 Market: 0 Agricultural: 0 Common: 67,800 PRINTED 08/06/2024 BY SYS