

LOT 25 & S-1 OF LOT 26 &
LOTS 7 8 9 23 & 24
(EX S-1 OF LOT 24 OR 518/358 &

HOBBS GORDON FRANKLIN & CONNIE SUE/HOBBS BENJAMIN
15634 COUNTY ROAD 108
HILLIARD, FL 32046

2024

20-3N-24-2020-0025-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	14
Interior Floo	03
Air Condition	03
Heating Type	04
Bedrooms	2
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	04
Occupancy	00

Quality	03
DOR CODE	5000

MAP NUM	MKT AREA	09
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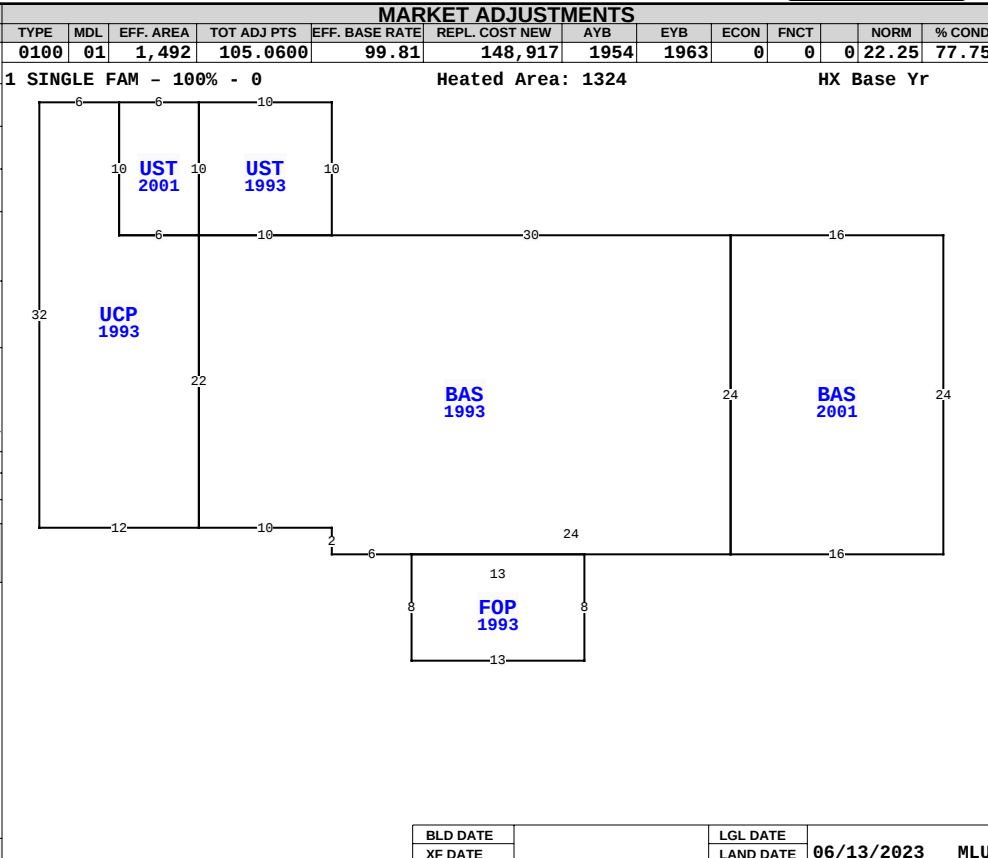
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	940	100	940	72,946
BAS	384	100	384	29,799
FOP	104	30	31	2,406
UCP	324	20	65	5,044
UST	100	45	45	3,492
UST	60	45	27	2,095

TOTALS	1,912	1,492	115,783
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	36	24	864.00	SF	15.00	15.00	100	1960
2	0940	SHEDS/PORT	0 100	24	12	288.00	SF	19.50	19.50	100	1978
3	0510	GARAGE WD-	0 100	0	0	300.00	SF	24.85	24.85	100	1960
4	0681	POLE SHED	0 100	40	9	360.00	SF	15.00	15.00	100	1960
5	0681	POLE SHED	0 100	30	22	660.00	SF	15.00	15.00	100	1993

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC	1.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	52.63	AC	1.00
3	005970	A	AGRI-POND	0		OR	0.00	0.00	1.00	AC	1.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	53.63	AC	1.00



15634 CR 108, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			115,783
TOTAL MARKET OB/XF VALUE			8,266
TOTAL LAND VALUE - MARKET			298,150
TOTAL MARKET VALUE			173,592
SOH/AGL Deduction			92,276
ASSESSED VALUE			81,316
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			31,316
TOTAL JUST VALUE			422,199
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			416,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631683	GARAGE	0	02/01/2016
MH155659	CO ISSUED	0	01/26/2016
MH155659	MH MOVE-ON	0	07/31/2015
B006554	NEW CONSTR	0	03/01/2000
B996710	ADDITION	17,200	12/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2658/855	8/02/2023	QC	U	I	11
GRANTOR: HOBBS GORDON F & CONN					
GRANTEE: HOBBS GORDON FRANKL					
0199/0265	1/01/1975	WD	Q	I	20,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W16 BAS=[YR=1993] W30 UST=[YR=1993] N10 W10 UST=[YR=2001] W6 UCP=[YR=1993] W6 S32 E12 N22 W6 N10\$ S10 E6 N10\$ S10 E10\$ W10 S22 E10 S2 E6 FOP=[YR=1993] S8 E13 N8 W13\$ E24 N24\$ S24 E16 N24\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC	1.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	52.63	AC	1.00
3	005970	A	AGRI-POND	0		OR	0.00	0.00	1.00	AC	1.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	53.63	AC	1.00