LOTS 29 THRU 32
IN OR 2067/694 & OR 2067/696
CORNWALL SURVEY

TOWN OF HILLIARD
15859 W CR 108
HILLIARD, FL 32046

2024

20-3N-24-2020-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

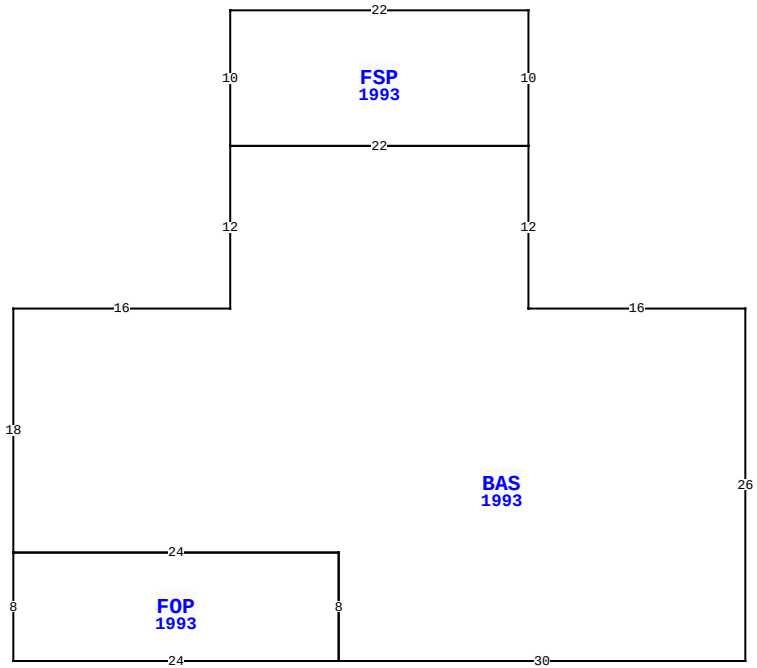
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1,476	90,618
FOP	192	30	58	3,561
FSP	220	40	88	5,403
TOTALS	1,888		1,622	99,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,622	89.7600	85.27	138,308	1940	1940	0	0	0	28.00	72.00

1 SINGLE FAM – 0% - 0 Heated Area: 1476 HX Base Yr



15672 CR 108, HILLIARD

BLD DATE	07/23/2021	KK	LGL DATE	
XF DATE	07/23/2021	KK	LAND DATE	07/23/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,582
TOTAL MARKET OB/XF VALUE		9,576
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		349,158
SOH/AGL Deduction		45,356
ASSESSED VALUE		303,802
TOTAL EXEMPTION VALUE	04	303,802
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		349,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2067/0696	6/27/2016	PR	U	I	19	66,700
GRANTOR: BAROUSSE LINDA H P/R						
GRANTEE: TOWN OF HILLIARD						
2067/0694	6/27/2016	PR	U	I	19	133,400
GRANTOR: CORBIN PETER R P/R						
GRANTEE: TOWN OF HILLIARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N12 FSP=[YR=1993] N10 W22 S10E22$ W22 S12 W16 S18 FOP=[YR=1993] S8 E24 N8W24$ E24 S8 E30 N26$.

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	0510	GARAGE WD-	0	0	24	21	504.00	SF	35.00	35.00	100	1960	1960	3	20	3,528	
2	0510	GARAGE WD-	0	0	36	24	864.00	SF	35.00	35.00	100	1960	1960	3	20	6,048	

LAND DESCRIPTION

TOTAL OB/XF 9,576

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	008900	C	MUNICIPAL	0	0004	A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	240,000							

REVIEW DATE 07/23/2021 BY KK Total Acres: 40.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/06/2024 BY SYS