

S-7 OF LOTS 33 & 34 &
S-1 & S-11 OF LOT 33
IN OR 1633/1659

WADE RUSSELL G & DEBORAH L
15675 CR 108
HILLIARD, FL 32046

2024

20-3N-24-2020-0033-0070



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																										
Exterior Wall	05	AVERAGE 100	0100	01	1,816	125.3500	119.08	216,249	1977	1984	0	0	0	17.00	83.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1472													HX Base Yr												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	04	PLYWOOD 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	04	DIST 01 100																																							
Occupancy	00	NONE 100																																							
Quality			06	Quality Level 06																																					
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	1,352	100	1,352	133,627																																					
BAS	120	100	120	11,861																																					
FEP	364	80	291	28,761																																					
UOP	264	20	53	5,238																																					
TOTALS			2,100	1,816	179,487																																				
EXTRA FEATURES			15675 CR 108, HILLIARD																																						
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	43	24	1,032.00	SF	15.00	15.00	100	1984	1984	3	20	3,096																										
2	0810	CONCRETE A	0 100	35	3	105.00	SF	6.50	6.50	100	1991	1991	3	62	423																										
3	0940	SHEDS/PORT	0 100	10	10	100.00	SF	20.10	20.10	100	1983	1983	3	20	402																										
4	0350	CARPORT WD	0 100	24	28	672.00	SF	9.36	9.36	100	1985	1985	3	20	1,258																										
5	0810	CONCRETE A	0 100	24	20	480.00	SF	6.50	6.50	100	1995	1995	3	70	2,184																										
LAND DESCRIPTION			TOTAL OB/XF 7,363																																						
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	3.32	AC		1.00	1.00	1.00	25,000.00	25,000.00	83,000																								
REVIEW DATE 06/05/2020 BY TWA Total Acres: 3.32 Total Land Value: 83,000 Market: 0 Agricultural: 0 Common: 83,000 PRINTED 08/06/2024 BY SYS																																									