PT OF LOT 34 (S-2)
IN OR 2539/1372
CORNWALL SURVEY

LAMBERT JONATHAN PALMER
15671 CR 108
HILLIARD, FL 32046

2024

20-3N-24-2020-0034-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

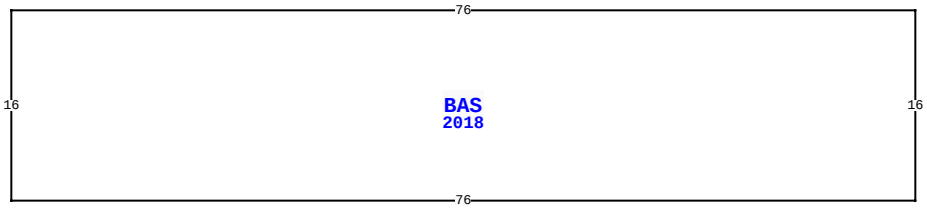
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	38,942
TOTALS	1,216		1,216	38,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	122.0000	91.50	111,264	1996	1996	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2024 Heated Area: 1216 HX Base Yr 2024



15671 CR 108, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,942
TOTAL MARKET OB/XF VALUE		6,705
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		75,647
SOH/AGL Deduction		0
ASSESSED VALUE		75,647
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		25,647
TOTAL JUST VALUE		75,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010656	CO ISSUED	0	10/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2539/1372	2/15/2022	WD	Q	I	01	95,000
GRANTOR: JOHNSON CHRISTIAN & S						
GRANTEE: LAMBERT JONATHAN PA						
2222/1230	8/09/2018	WD	U	I	11	100
GRANTOR: CONNER BILLY & GRISCE						
GRANTEE: JOHNSON CHRISTIAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S16 E76 N16$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0510	GARAGE WD-	0	100	30	15	450.00	SF	35.00	35.00	100	1958	1958	3	20	3,150	
3	0681	POLE SHED	0	100	30	8	240.00	SF	15.00	15.00	100	1990	1990	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 6,705

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 04/14/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS