LOT 5
HILL FARMS OR 2540/136
UTIL ESMT IN OR 2593-792

HUTCHISON BRYAN LEE & ANGELA MICHELLE
15530 CR 108
HILLIARD, FL 32046

2024

20-3N-24-2600-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

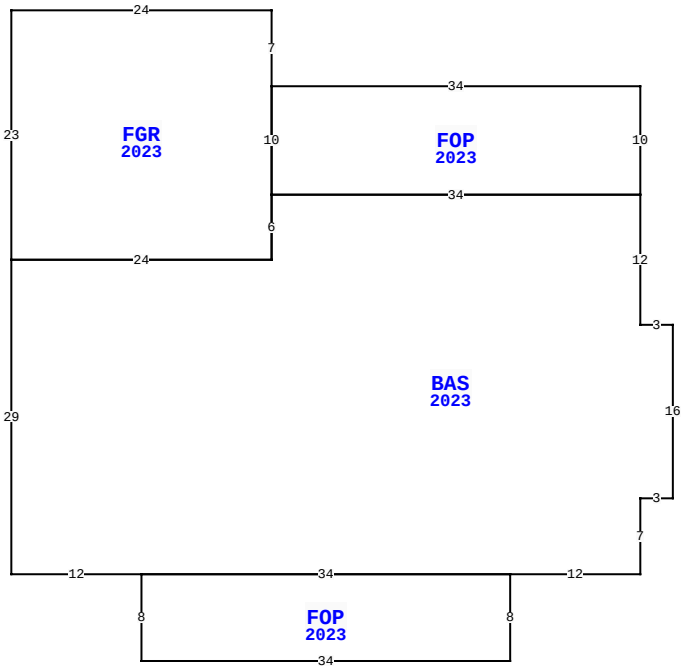
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,934	100	1,934	311,026
FGR	552	55	304	48,889
FOP	272	30	82	13,187
FOP	340	30	102	16,404
TOTALS	3,098		2,422	389,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,422	107.2120	160.82	389,506	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 1934 HX Base Yr 2024



15530 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		405,236
TOTAL MARKET OB/XF VALUE		5,512
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		485,748
SOH/AGL Deduction		0
ASSESSED VALUE		485,748
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		435,748
TOTAL JUST VALUE		485,748
NCON VALUE		395,018
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005268			04/24/2023
22017443	GARAGE	51,854	11/23/2022
22015332	NEW CONSTR	376,575	10/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/1128	7/27/2022	WD	U	I	11	100
GRANTOR: MARSH STRICKLAND DOLL						
GRANTEE: HUTCHISON BRYAN LEE						
2547/1174	3/16/2022	WD	Q	V	03	75,800
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: MARSH DOLLY STRICKL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=110,10] W34 S6 W24 S29 E12 E34 E12 N7 E3 N16 W3 N12 $
FOP=[YR=2023;ORIG=110,0] W34 S10 E34 N10 $
FOP=[YR=2023;ORIG=98,45] W34 S8 E34 N8 $
FGR=[YR=2023;ORIG=76,-7] W24 S23 E24 N6 N10 N7 $
.

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	0811	CONCRETE B	2	100	0	0	1,060.00	SF	5.20	5.20	100	2024	2023		100	5,512	

LAND DESCRIPTION

TOTAL OB/XF 5,512

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			0.00	0.00	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000							

REVIEW DATE 01/13/2023 BY WW Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS

LOT 5
HILL FARMS OR 2540/136
UTIL ESMT IN OR 2593-792

HUTCHISON BRYAN LEE & ANGELA MICHELLE
15530 CR 108
HILLIARD, FL 32046

2024

20-3N-24-2600-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
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

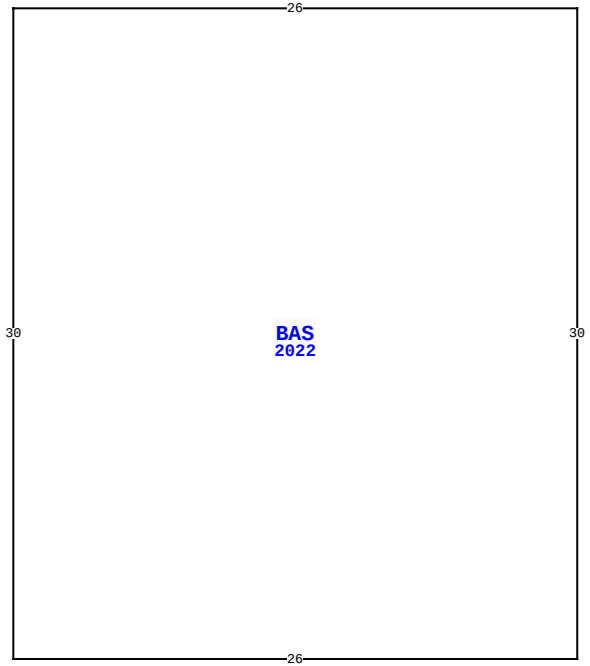
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	15,730
TOTALS	780		780	15,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	58.1900	20.37	15,889	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 780 HX Base Yr 2024



15530 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		405,236
TOTAL MARKET OB/XF VALUE		5,512
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		485,748
SOH/AGL Deduction		0
ASSESSED VALUE		485,748
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		435,748
TOTAL JUST VALUE		485,748
NCON VALUE		395,018
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2580/1128	7/27/2022	WD	U	I	11	100
GRANTOR: MARSH STRICKLAND DOLL						
GRANTEE: HUTCHISON BRYAN LEE						
2547/1174	3/16/2022	WD	Q	V	03	75,800
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: MARSH DOLLY STRICKL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 S30 E26 N30$.

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 01/13/2023 BY WW Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS