LOT 6
HILL FARMS OR 2540/136
UTIL ESMT IN OR 2593-797

VESTA MATTHEW O & MEAGAN
15534 CR 108
HILLIARD, FL 32046

2024

20-3N-24-2600-0006-0000

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 100
Interior Floo	01	NONE 0
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

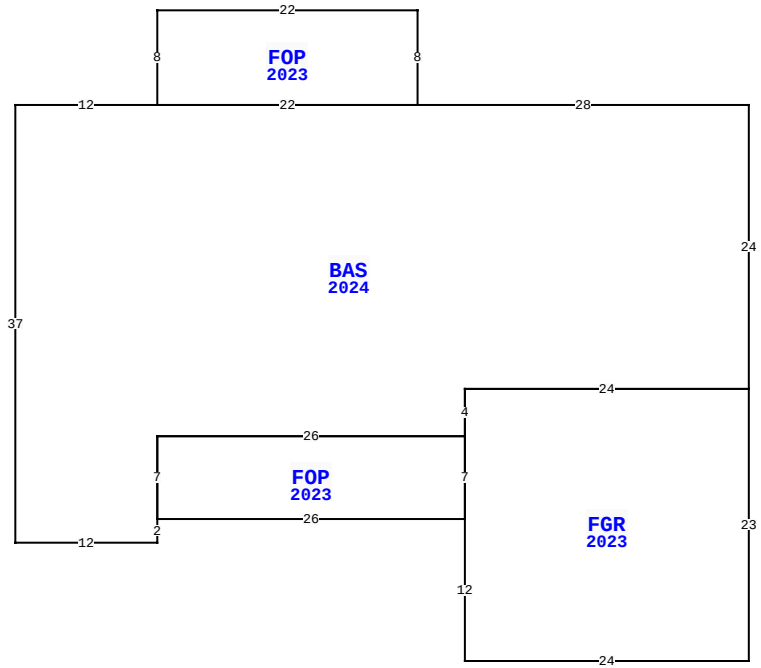
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	1,748	285,221
FGR	552	55	304	49,604
FOP	176	30	53	8,648
FOP	182	30	55	8,974
TOTALS	2,658		2,160	352,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,160	108.7800	163.17	352,447	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 1748 HX Base Yr



15534 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	352,447
TOTAL MARKET OB/XF VALUE	3,757
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	431,204
SOH/AGL Deduction	0
ASSESSED VALUE	431,204
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	431,204
TOTAL JUST VALUE	431,204
NCON VALUE	356,204
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005277			04/24/2023
22011901	NEW CONSTR	294,177	08/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2686/1089	12/15/2023	WD	Q	I	01	535,000
GRANTOR: BIELEK KEVIN M						
GRANTEE: VESTA MATTHEW O & M						
2565/1794	5/10/2022	QC	U	I	11	100
GRANTOR: BIELEK KEVIN M						
GRANTEE: BIELAK KEVIN M & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=120,10] W28 W22 W12 S37 E12 N2 N7 E26 N4 E24 N24 $
FOP=[YR=2023;ORIG=92,2] W22 S8 E22 N8 $
FOP=[YR=2023;ORIG=96,38] W26 S7 E26 N7 $
FGR=[YR=2023;ORIG=120,34] W24 S4 S7 S12 E24 N23 $
.

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	0810	CONCRETE A	0	0	0	0	578.00	SF	6.50	6.50	100	2024	2023		100	3,757	

LAND DESCRIPTION

TOTAL OB/XF 3,757

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	0			0.00	0.00	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000							

REVIEW DATE 06/26/2023 BY WW Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS