LOT 14
HILL FARMS OR 2540/136

DELUCA SALLY & PETER
15570 CR 108
HILLIARD, FL 32046

2024

20-3N-24-2600-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

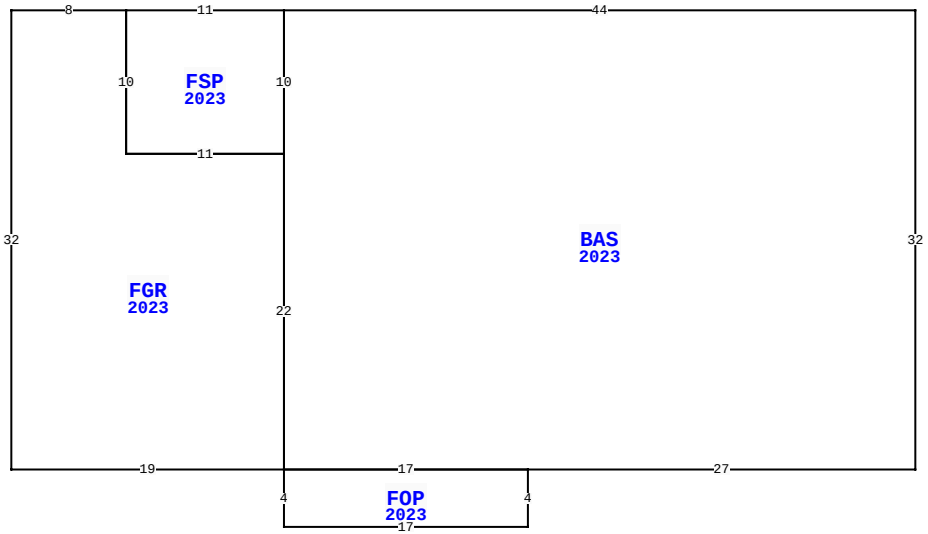
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,408	100	1,408	197,993
FGR	498	55	274	38,530
FOP	68	30	20	2,812
FSP	110	40	44	6,187
TOTALS	2,084		1,746	245,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,746	112.5000	140.62	245,523	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1408 HX Base Yr 2024



15570 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,523
TOTAL MARKET OB/XF VALUE		10,208
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		297,731
SOH/AGL Deduction		157,887
ASSESSED VALUE		139,844
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,844
TOTAL JUST VALUE		297,731
NCON VALUE		255,731
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005108			04/20/2023
22011525	NEW CONSTR	235,207	07/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1864	4/24/2023	WD	Q	I	01	339,000
GRANTOR: MASON & MAGNOLIA LLC						
GRANTEE: DELUCA SALLY & PETE						
2546/0911	3/10/2022	WD	Q	V	01	60,200
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: MASON & MAGNOLIA LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,-20] W44 S10 S22 E17 E27 N32 $
FGR=[YR=2023;ORIG=-35,-20] W8 S32 E19 N22 W11 N10 $
FSP=[YR=2023;ORIG=-24,-20] W11 S10 E11 N10 $
FOP=[YR=2023;ORIG=-7,12] W17 S4 E17 N4 $
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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	0812	CONCRETE C	0	100	0	0	2,552.00	SF	4.00	4.00	100	2024	2023		100	10,208	

LAND DESCRIPTION

TOTAL OB/XF 10,208

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	1.20	AC		1.00	1.00	1.00	35,000.00	35,000.00	42,000							

REVIEW DATE 12/19/2022 BY WW Total Acres: 1.20 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/06/2024 BY SYS