PT LOT 32
IN OR 2593/1675 TRACT F
(EX PT IN OR 2562/1617)

CARMICHAEL SHAWN & AIMEE
15561 CR 108
HILLIARD, FL 32046

2024

29-3N-24-2020-0032-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

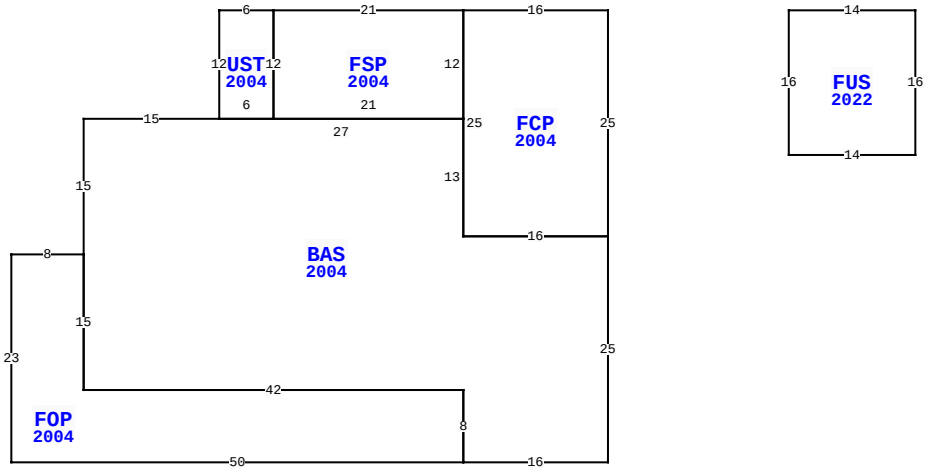
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,660	100	1,660	251,890
FCP	400	25	100	15,174
FOP	520	30	156	23,671
FSP	252	40	101	15,326
FUS	224	100	224	33,990
UST	72	45	32	4,855
TOTALS	3,128		2,273	344,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,273	108.1920	162.29	368,885	2004	2009	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2023 Heated Area: 1884 HX Base Yr



15561 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		344,907
TOTAL MARKET OB/XF VALUE		2,881
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		431,788
SOH/AGL Deduction		99,042
ASSESSED VALUE		332,746
TOTAL EXEMPTION VALUE	13	332,746
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		431,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B031139	NEW CONSTR	0	09/01/2003
W03128	NEW CONSTR	0	01/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2593/1675	9/27/2022	WD	Q	I	01	450,000
GRANTOR: MCCULLOUGH DOUGLAS M						
GRANTEE: CARMICHAEL SHAWN &						
1113/0865	2/11/2003	WD	Q	V		55,000
GRANTOR: JDC LAND CORP LLC						
GRANTEE: MCCULLOUGH DOUGLAS						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2004] W16 FSP=[YR=2004] W21 UST=[YR=2004] W6 S12 BAS=[YR=2004] W15 S15 FOP=[YR=2004] W8 S23 E50 N8 W42 N15$ S15 E42 S8 E16 N25 W16 N13 W27 $ E6 N12$ S12 E21 N12$ S25 E16 N25$ PTR= E20 FUS=[YR=2022] E14 S16 W14 N16$ W20$.

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	0940	SHEDS/PORT	0	100	20	10	200.00	SF	21.30	21.30	100	2004	2004	3	22	937	
2	0681	POLE SHED	0	100	20	9	180.00	SF	15.00	15.00	100	2004	2004	3	36	972	
3	0681	POLE SHED	0	100	20	9	180.00	SF	15.00	15.00	100	2004	2004	3	36	972	

LAND DESCRIPTION

TOTAL OB/XF 2,881

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	0006	OR	0.00	0.00	3.36	AC		1.00	1.00	1.00	25,000.00	25,000.00	84,000							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 3.36 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/06/2024 BY SYS