PARCELS 7-11 & 7-14
PT OF NW1/4 OF SE1/4

FLANNERY PAT/
15429 CR 108
HILLIARD, FL 32046

2024

30-3N-24-0000-0007-0110

BUILDING CHARACTERISTICS

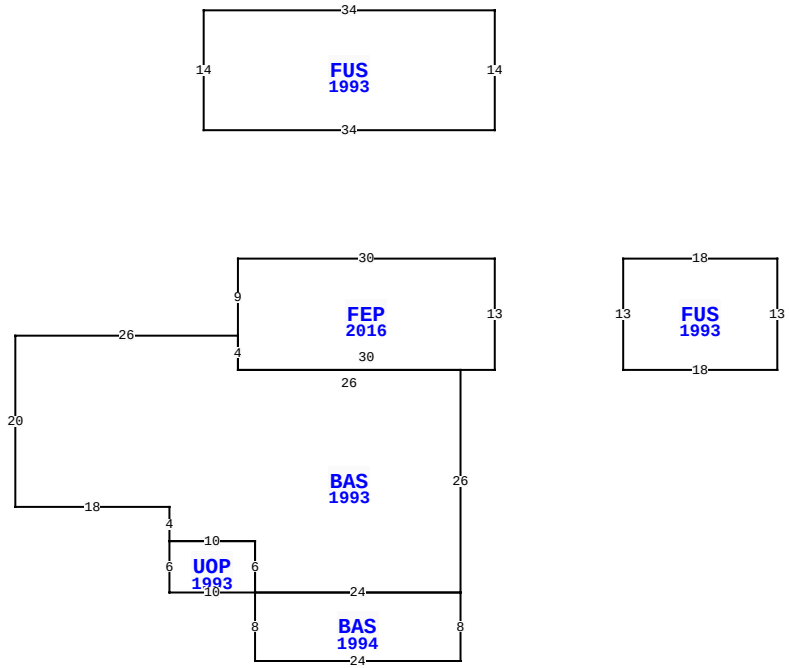
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,216	100	1,216	128,610
BAS	192	100	192	20,307
FEP	390	80	312	32,999
FUS	234	100	234	24,749
FUS	476	100	476	50,344
UOP	60	20	12	1,269
TOTALS	2,568		2,442	258,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,442	100.7244	125.91	307,472	1987	1987	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2019 Heated Area: 2118 HX Base Yr 2019



15429 CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,252
TOTAL MARKET OB/XF VALUE		7,717
TOTAL LAND VALUE - MARKET		96,330
TOTAL MARKET VALUE		410,299
SOH/AGL Deduction		129,345
ASSESSED VALUE		280,954
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		230,954
TOTAL JUST VALUE		410,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6815	XFOB	3,264	10/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	6/15/2018	CN	Q	I	01	275,000
GRANTOR: BENTON ROBERT LEE III						
GRANTEE: FLANNERY PAT						
1890/0167	11/04/2013	WD	Q	I	02	230,000
GRANTOR: BAILEY MARCUS C & DEB						
GRANTEE: BENTON ROBERT LEE I						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2016] W30 S9 BAS=[YR=1993] W26 S20 E18 S4
UOP=[YR=1993] S6 E10 BAS=[YR=1994] S8 E24 N8 W24 $ N6 W10 $
E10 S6 E24 N26 W26 N4 $ S4 E30 N13 $ PTR= E15 FUS=[YR=1993]
E18 S13 W18 N13 $ W15 $ PTR= N15 FUS=[YR=1993] N14 W34 S14
E34 $ S15 $.

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	100	18	8	144.00	SF	6.50	6.50	100	1987	1987	3	52	487	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
3	0350	CARPORT WD	0	100	30	24	720.00	SF	13.00	13.00	100	2005	2005	3	24	2,246	
4	0681	POLE SHED	0	100	24	13	312.00	SF	15.00	15.00	100	2005	2005	3	40	1,872	
5	0681	POLE SHED	0	100	24	13	312.00	SF	15.00	15.00	100	2005	2005	3	40	1,872	

LAND DESCRIPTION

TOTAL OB/XF 7,717

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	0005	OR	0.00	0.00	5.07	AC		1.00	1.00	1.00	19,000.00	19,000.00	96,330							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 5.07 Total Land Value: 96,330 Market: 0 Agricultural: 0 Common: 96,330 PRINTED 08/06/2024 BY SYS

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PT OF NW1/4 OF SE1/4

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 70
Interior Floo	08	SHT VINYL 30
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

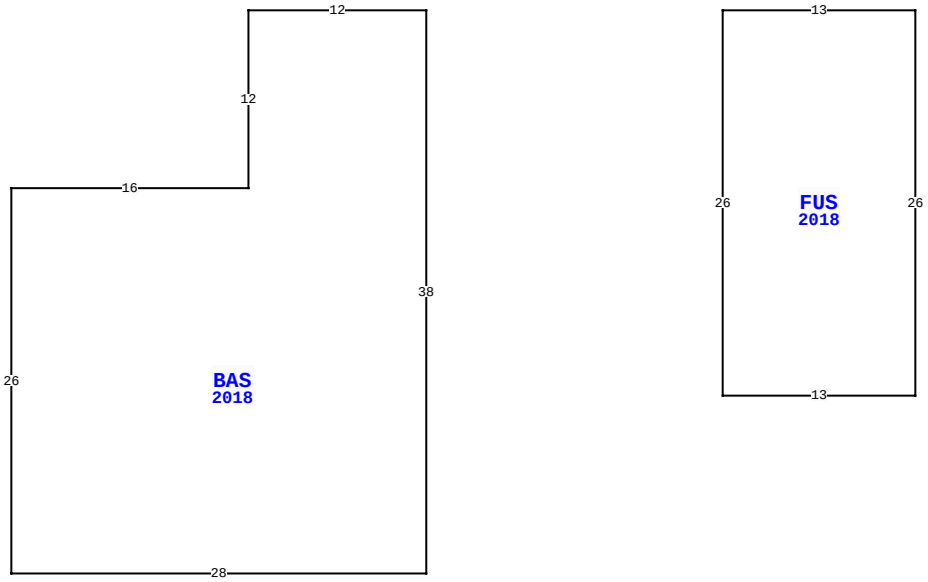
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	872	100	872	34,575
FUS	338	100	338	13,402
TOTALS	1,210		1,210	47,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,210	97.3080	48.65	58,866	1986	1986	0	0	0	18.50	81.50

2 ACCESORY U – 100% - 2019 Heated Area: 1210 HX Base Yr 2019



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1890/0167	11/04/2013	WD	Q	I	02	230,000
GRANTOR: BAILEY MARCUS C & DEB						
GRANTEE: BENTON ROBERT LEE I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 S12 W16 S26 E28 N38$ PTR=E20 FUS=[YR=2018] E13 S26 W13 N26$ W20$.

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 01/06/2023 BY WWA Total Acres: 5.07 Total Land Value: 96,330 Market: 0 Agricultural: 0 Common: 96,330 PRINTED 08/06/2024 BY SYS