PT OF LOT 62 (S-4)
IN OR 2433/1273
CORNWALL SURVEY

HENDERSON MICHAEL & KAREN L/E/
15501 COUNTY ROAD 108
HILLIARD, FL 32046

2024

30-3N-24-2020-0062-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

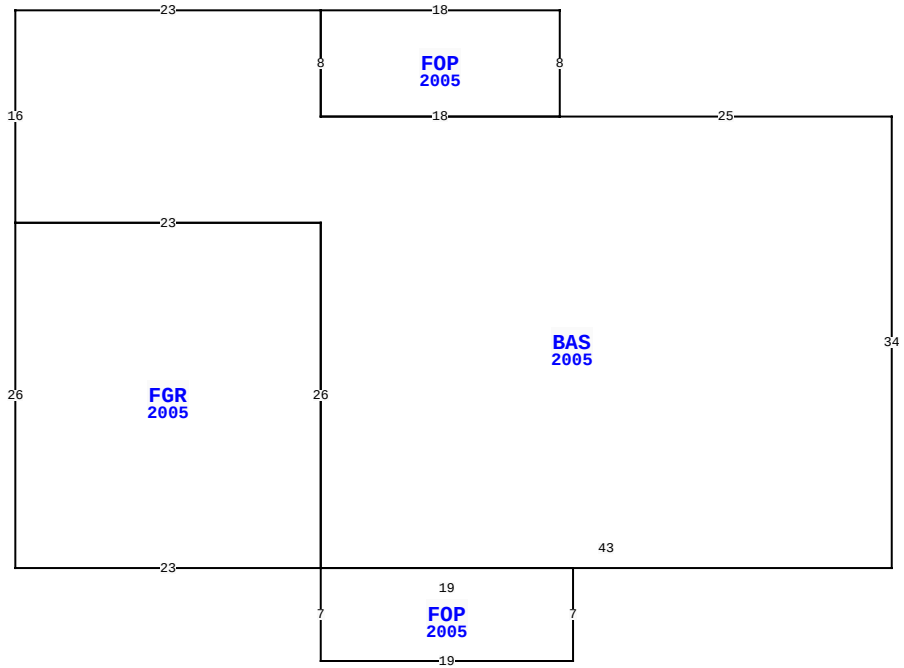
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,830	100	1,830	196,653
FGR	598	55	329	35,355
FOP	133	30	40	4,299
FOP	144	30	43	4,621
TOTALS	2,705		2,242	240,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,242	95.2560	119.07	266,955	2005	2010	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2006 Heated Area: 1830 HX Base Yr 2006



15501 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		240,927
TOTAL MARKET OB/XF VALUE		6,463
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		335,390
SOH/AGL Deduction		183,968
ASSESSED VALUE		151,422
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		101,422
TOTAL JUST VALUE		335,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006500	24X35 STORAGE BUI	67,401	05/31/2024
19001883	REPAIR/RRF	15,798	02/26/2019
B1530899	CARPORT	10,402	07/31/2015
B22671	CARPORT	1,154	07/01/2009
E14328	ELEC OTHER	2,500	02/01/2005
M09266	MECH OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2433/1273	2/08/2021	LE	U	I	11	100
GRANTOR: HENDERSON MICHAEL D &						
GRANTEE: HENDERSON ADAM M &						
1209/0574	2/19/2004	WD	U	V	21	23,500
GRANTOR: CCRC WOODLANDS LTD						
GRANTEE: HENDERSON MICHAEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25 FOP=[YR=2005] N8 W18 S8 E18 $ W18 N8 W23 S16 FGR=[YR=2005] S26 E23 FOP=[YR=2005] S7 E19 N7 W19 $ N26 W23 $ E23 S26 E43 N34 $.

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	1127	BRICK 8"	0	100	0	0	30.00	SF	5.50	5.50	100	2005	2005	3	96	158	
2	0812	CONCRETE C	0	100	0	0	602.00	SF	4.00	4.00	100	2005	2005	3	86	2,071	
3	0510	GARAGE WD-	0	100	18	14	252.00	SF	35.00	35.00	100	2007	2007	3	48	4,234	

LAND DESCRIPTION

TOTAL OB/XF 6,463

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		OR	0.00	0.00	3.52	AC		1.00	1.00	1.00	25,000.00	25,000.00	88,000							

REVIEW DATE 05/07/2019 BY TWX Total Acres: 3.52 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/06/2024 BY SYS