LOT 2
SECTION THIRTY-NINE
OR 2249/815

O'QUINN JOSEPH T & CHRISTINA M
152525 CR 108
HILLIARD, FL 32046

2024

39-3N-25-1139-0002-0000

BUILDING CHARACTERISTICS

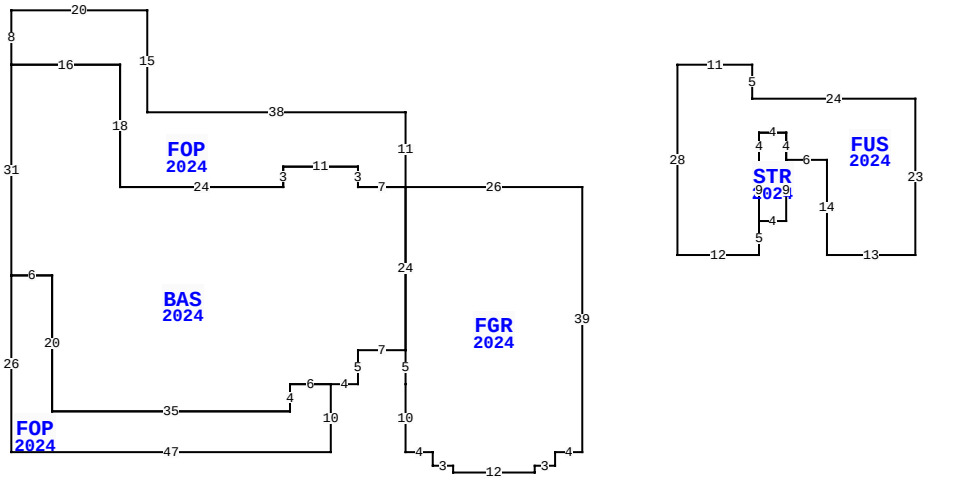
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,012	100	2,012	299,868
FGR	1,062	55	584	87,039
FOP	426	30	128	19,077
FOP	617	30	185	27,572
FUS	704	100	704	104,924
STR	52	10	5	745
TOTALS	4,873		3,618	539,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,618	99.3600	149.04	539,227	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2716 HX Base Yr 2024



152525 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	539,227
TOTAL MARKET OB/XF VALUE	22,800
TOTAL LAND VALUE - MARKET	118,880
TOTAL MARKET VALUE	680,907
SOH/AGL Deduction	54,068
ASSESSED VALUE	626,839
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	576,839
TOTAL JUST VALUE	680,907
NCON VALUE	539,227
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,400

MISC STRG CONTAINERS +ALUMN STRG/PL SHED = NV: KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-07582	CO		11/13/2023
22007582	NEW CONSTR	504,291	05/16/2022
2001601	XFOB	0	02/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2306/0630	9/23/2019	SW	Q	V	01	92,500

GRANTOR: RAYDIENT LLC

GRANTEE: O'QUINN JOSEPH T &

BUILDING NOTES

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	0680	POLE SHED	0	100	60	40	2,400.00	SF	10.00	10.00	100	2021	2021	3	95	22,800	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,10] E16 S18 E24 N3 E11 S3 E7 S24 W7 S5 W4 W6 S4 W35 N20 W6 N31 $
FOP=[YR=2024;ORIG=20,2] S8 E16 S18 E24 N3 E11 S3 E7 N11 W38 N15 W20 $
FGR=[YR=2024;ORIG=104,28] W26 S24 S5 S10 E4 S2 E3 S1 E12 N1 E3 N2 E4 N39 $
FOP=[YR=2024;ORIG=67,57] W6 S4 W35 N20 W6 S26 E47 N10 $
FUS=[YR=2024;ORIG=118,10] S28 E12 N5 N9 N4 E4 S4 E6 S14 E13 N23 W24 N5 W11 $
STR=[YR=2024;ORIG=130,20] E4 S4 S9 W4 N9 N4 $
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LAND DESCRIPTION

TOTAL OB/XF 22,800

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	7.43	AC		1.00	1.00	1.00	16,000.00	16,000.00	118,880							

REVIEW DATE 12/23/2023 BY KW Total Acres: 7.43 Total Land Value: 118,880 Market: 0 Agricultural: 0 Common: 118,880 PRINTED 08/06/2024 BY SYS