

LOT 7
SECTION THIRTY-NINE
OR 2249/815

MAYO MATTHEW RYAN & BRITNI MARIE
152655 CR 108
HILLIARD, FL 32046

2024

39-3N-25-1139-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	13	STAND SEAM 20
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	2,472	100	2,472	363,211
FGR	914	55	503	73,906
FOP	24	30	7	1,029
FOP	362	30	109	16,015
FOP	389	30	117	17,191
FST	558	55	307	45,108
FUS	1,244	100	1,244	182,781
STR	70	10	7	1,029
TOTALS	6,033		4,766	700,268

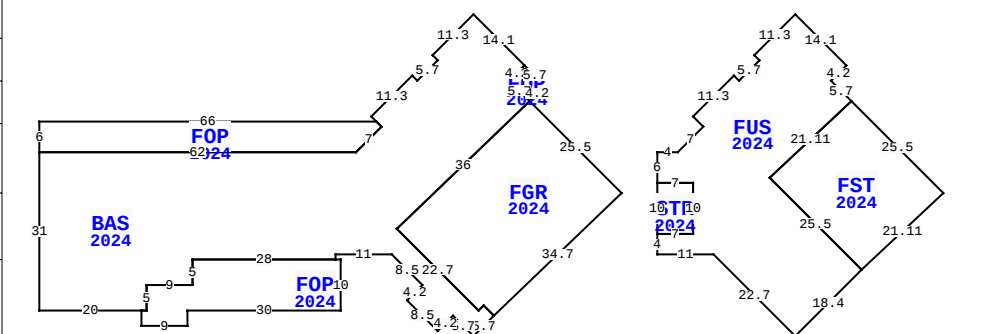
EXTRA FEATURES	152655 CR 108, HILLIARD
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2024	2023	100	2,000	
2	0812	CONCRETE C	0	100	0	0		3,500.00	SF 4.00	4.00	100	2024	2023	100	14,000	
3	0861	POOL GUNIT	0	100	28	14		392.00	SF 85.00	85.00	100	2024	2023	100	33,320	
4	0855	CONC PAVER	0	100	0	0		854.00	SF 10.00	10.00	100	2024	2023	100	8,540	
5	0462	ST/AL FNC	0	100	114	0		456.00	SF 10.00	10.00	100	2024	2023	100	4,560	
6	0463	FENCE GATE	0	100	0	0		2.00	UT 300.00	300.00	100	2024	2023	100	600	
7	0940	SHEDS/PORT	0	100	32	12		384.00	SF 30.00	30.00	100	2024	2023	100	11,520	

LAND DESCRIPTION			TOTAL OB/XF 74,540													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100		OR	0.00	0.00	7.04	AC		1.00	1.00	0.90	16,000.00	14,400.00

REVIEW DATE	05/30/2023	BY	KW	Total Acres: 7.04	Total Land Value: 101,376	Market: 0	Agricultural: 0	Common: 101,376	PRINTED 08/06/2024 BY SYS
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,766	97.9540	146.93	700,268	2023	2023	0	0	0.00	100.00
1 SFR CUST - 100% - 2024						Heated Area: 3716			HX Base Yr 2024		



NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				700,268	
TOTAL MARKET OB/XF VALUE				74,540	
TOTAL LAND VALUE - MARKET				101,376	
TOTAL MARKET VALUE				876,184	
SOH/AGL Deduction				65,042	
ASSESSED VALUE				811,142	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				761,142	
TOTAL JUST VALUE				876,184	
NCON VALUE				774,808	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				101,376	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010866	CO ISSUED	0	03/01/2023
22004826	SWIM POOL	71,796	03/29/2022
21014790	NEW CONSTR	661,454	10/26/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2437/1412	2/24/2021	SW	Q	V	01
GRANTOR: RAYDIENT LLC					
GRANTEE: MAYO MATTHEW RYAN &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2024;ORIG=83,47] S1 W28 S5 W9 S5 W1 W20 N31 E62 U5R5 U2L2 U8R8 D1R1 U4R4 U1L1 U8R8 D10R10 D3L3 D4R4 D25L26 D16R16 U1R1 D2R2 D4L4 U4L4 D3L3 U6L6 U3R3 U6L6 W11 \$					
FUS=[YR=2024;ORIG=146,43] S4 E11 D16R16 U13R13 U18L18 U15R16 U4L4 U3R3 U10L10 D8L8 D1R1 D4L4 U1L1 D8L8 D2R2 D5L5 W4 S6 E7 S10 W7 \$					
FGR=[YR=2024;ORIG=121,17] D18R18 D24L25 U2L2 D1L1 U16L16 U25R26 \$					
FST=[YR=2024;ORIG=184,17] D18R18 D15L16 U18L18 U15R16 \$					
FOP=[YR=2024;ORIG=25,21] S6 E62 U5R5 U1L1 W66 \$					
FOP=[YR=2024;ORIG=45,61] N3 E1 N5 E9 N5 E28 E1 S10 W30 S3 W9 \$					