PT LOT 12
IN OR 2602/1284
CORNWALL SURVEY SEC 4-3N-24E

TOWN OF HILLIARD
15859 W CR 108
HILLIARD, FL 32046

2025

04-3N-24-2020-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RUBY DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,815
TOTAL MARKET VALUE		100,815
SOH/AGL Deduction		15,510
ASSESSED VALUE		85,305
TOTAL EXEMPTION VALUE	04	85,305
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		100,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1284	11/10/2022	WD	U	V	18	27,500

GRANTOR: BROCK CHADWICK
GRANTEE: TOWN OF HILLIARD

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	008900	C	MUNICIPAL	0		A-1	0.00	0.00	5.17	AC		1.00	1.00	1.00	19,500.00	19,500.00	100,815							

REVIEW DATE 05/12/2025 BY MLU Total Acres: 5.17 Total Land Value: 100,815 Market: 0 Agricultural: 0 Common: 100,815 PRINTED 07/30/2025 BY SYS