

BLOCK 7 N165 FT OF LOT 4
PT OR 1633/1657
TOWN OF HILLIARD

WADE RUSSELL G & DEBORAH L
15675 CR 108
HILLIARD, FL 32046

2025

08-3N-24-2380-0007-0041



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	01	MINIMUM 100			
Interior Floo	03	CONC FINSH 100			
Ceiling	04	NONE 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		6 100			
Frame	03	MASONRY 100			
Story Height		12 100			
RMS		11 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	03	DIST HI 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	2700VEH SALE/REPAIR				
MAP NUM		MKT AREA			06
NEIGHBORHOOD/LOC	6002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	440	100	1993	440	12,754
BAS	2,830	100	1993	2,830	82,028
UCP	765	20	1993	153	4,435
TOTALS	4,035			3,423	99,216

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2501	04	3,423	67.6000	57.97	198,431	1950	1950	0	0	0	50.00	50.00	
1 SERV SHOP - 0% - 0													
Heated Area: 3270													
HX Base Yr													
Diagram showing building footprint with dimensions and area labels: - UCP 1993: 45' x 17' - BAS 1993: 45' x 33' - AOF 1993: 22' x 20' - Overall dimensions: 68' (right), 29' (bottom), 22' (bottom left), 15' (left), 6' (top left), 17' (top left), 17' (top right), 20' (bottom right), 22' (bottom left).													

BLD DATE	12/09/2019	KKA	LGL DATE	
YE DATE	12/09/2019	KKA	LAND DATE	04/29/2025
		DC		

NASSAU COUNTY PROPERTY				PAGE 1 of 1		3
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3			Tax Dist:			
BUILDING MARKET VALUE				99,216		
TOTAL MARKET OB/XF VALUE				3,954		
TOTAL LAND VALUE - MARKET				121,278		
TOTAL MARKET VALUE				224,448		
SOH/AGL Deduction				83,358		
ASSESSED VALUE				141,090		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				141,090		
TOTAL JUST VALUE				224,448		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				207,320		

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
1	0812	CONCRETE C	0	0	0	4,942.00	SF	4.00	4.00	100	1970	1970	3
TOTAL OB/XF 3,954													

LAND DESCRIPTION													
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
1	002700	C	AUTO SALES	0	0004	C-1	165.00	200.00	34,651.00	SF		1.00	1.00
TOTAL ADJ 1.00													
UNIT PRICE 3.50 ADJ UNIT PRICE 3.50 LAND VALUE 121,278													
OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV													