BLK 11 PT OF LOTS 2 & 3
IN OR 751/1842
TOWN OF HILLIARD S/D PBK 1/28

SOUTHEASTERN BANK OF FLORIDA
1010 NORTHWAY, P O BOX 455
DARIEN, GA 31305

2025

08-3N-24-2380-0011-0021

BUILDING CHARACTERISTICS

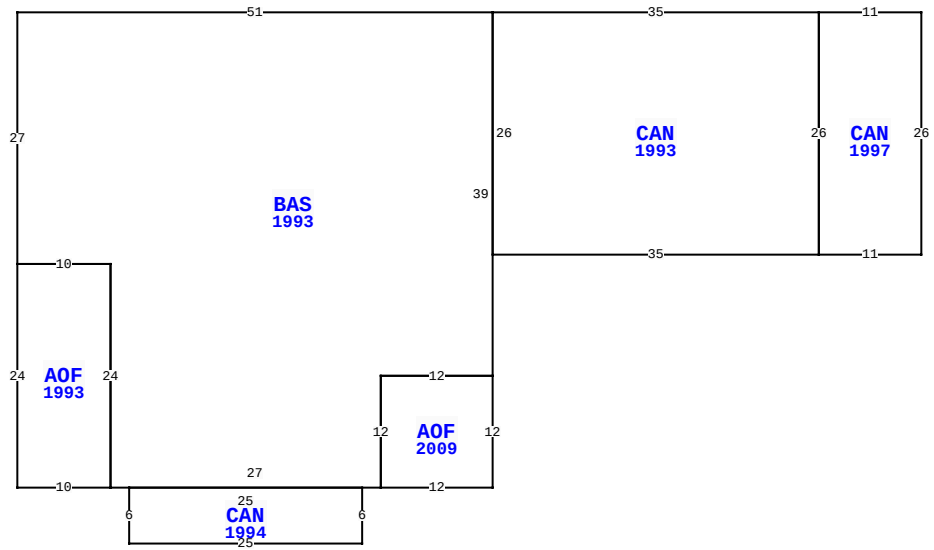
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2300	FINANCIAL BLDG
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	240	100	1993	240	22,110
AOF	144	100	2009	144	13,266
BAS	2,217	100	1993	2,217	204,240
CAN	910	30	1993	273	25,150
CAN	150	30	1994	45	4,146
CAN	286	30	1997	86	7,922
TOTALS	3,947			3,005	276,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2302	04	3,005	96.4288	186.11	559,261	1977	1987	0	0	0	50.50	49.50

1 BRNCH BANK – 0% - 0 Heated Area: 2601 HX Base Yr



15885 CR 108, HILLIARD

BLD DATE	12/09/2019	KKA	LGL DATE	
XF DATE	12/09/2019	KKA	LAND DATE	04/29/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	276,834
TOTAL MARKET OB/XF VALUE	60,226
TOTAL LAND VALUE - MARKET	179,200
TOTAL MARKET VALUE	516,260
SOH/AGL Deduction	67,191
ASSESSED VALUE	449,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	449,069
TOTAL JUST VALUE	516,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	505,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0710140	SIGN	40	08/28/2007
0706071	ELEC OTHER	0	05/30/2007
0706072	ELEC OTHER	0	05/30/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0751/1842	2/20/1996	WD	Q	I		391,000
GRANTOR: COMPASS BANK						
GRANTEE: SOUTHEASTERN BANK O						
0697/1733	2/07/1994	WD	Q	I		300,000
GRANTOR: 1ST PERFORMANCE/KINGS						
GRANTEE: COMPASS BANK						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1997] W11 CAN=[YR=1993] W35 BAS=[YR=1993] W51 S27AOF=[YR=1993] S24E10 N24W10$E10S24E2CAN=[YR=1994] S6E25N6 W25$E27 AOF=[YR=2009] E12 N12 W12 S12 $ N12 E12 N39$S26E35N26$ S26E11N26$.

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	0812	CONCRETE C	0	0	0	0	1,382.00	SF	4.00	4.00	100	1980	1980	3	30	1,658	
2	0803	ASPHALT C	0	0	0	0	19,109.00	SF	2.00	2.00	100	1980	1980	3	50	19,109	
3	2012	RVLT DR 8"	0	0	0	0	1.00	UT	25,500.00	25,500.00	100	1980	1980	3	72	18,360	
4	2020	NITE DEPST	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	1980	1980	3	72	5,040	
5	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	72	4,320	
6	1127	BRICK 8"	0	0	0	0	175.00	SF	11.00	11.00	100	1977	1977	3	67.5	1,299	
7	2025	PNMTC UNIT	0	0	0	0	1.00	UT	14,500.00	14,500.00	100	1980	1980	3	72	10,440	

LAND DESCRIPTION

TOTAL OB/XF 60,226

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	002300	C	FINANCIAL	0	0006	C-1	-160.00	320.00	51,200.00	SF		1.00	1.00	1.00	3.50	3.50	179,200							

REVIEW DATE 12/09/2019 BY KKA Total Acres: 0.00 Total Land Value: 179,200 Market: 0 Agricultural: 0 Common: 179,200 PRINTED 07/30/2025 BY SYS