BLOCK 14 LOT 1
IN OR 888/1745
TOWN OF HILLIARD

WAINRIGHT DIANNE
61 MATTHEW ROAD
FOLKSTON, GA 31537-3136

2025

08-3N-24-2380-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

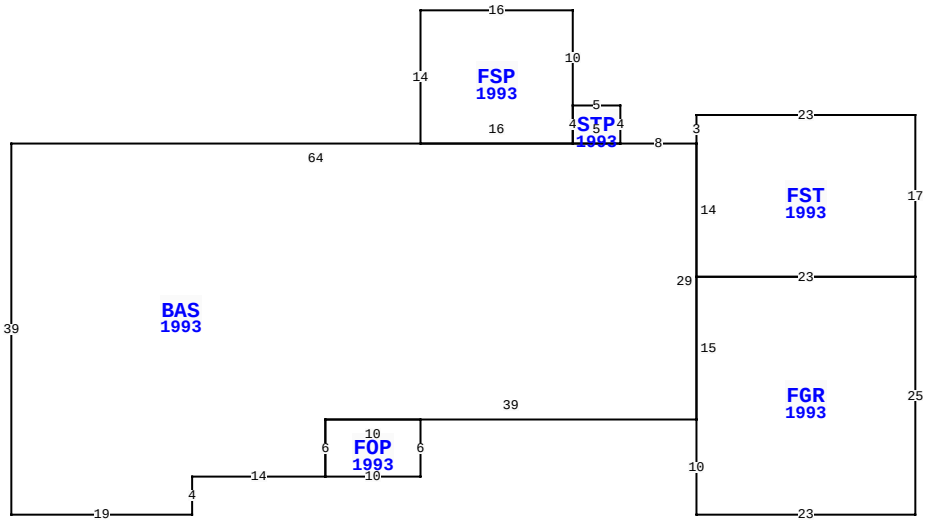
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,362	100	1993	2,362	161,674
FGR	575	55	1993	316	21,629
FOP	60	30	1993	18	1,232
FSP	224	40	1993	90	6,160
FST	391	55	1993	215	14,716
STP	20	10	1993	2	137
TOTALS	3,632			3,003	205,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,003	110.4000	110.40	331,531	1963	1968	0	0	0	38.00	62.00

1 SINGLE FAM – 0% - 0 Heated Area: 2362 HX Base Yr



15891 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	205,549
TOTAL MARKET OB/XF VALUE	2,216
TOTAL LAND VALUE - MARKET	132,798
TOTAL MARKET VALUE	340,563
SOH/AGL Deduction	63,204
ASSESSED VALUE	277,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,359
TOTAL JUST VALUE	340,563
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150096	REPAIR/RRF	0	09/09/2015
11-131	ADDITION	500	11/15/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0888/1745	6/28/1999	WD	Q	I		121,500
GRANTOR: HARRIS MARJORIE PHELA						
GRANTEE: WAINRIGHT DIANNE						
0691/1082	11/02/1993	PR	Q	I	01	100
GRANTOR: PHELAN MARJORIE P/R						
GRANTEE: PHELAN MARJORIE A						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W23 S3 BAS=[YR=1993] W8 STP=[YR=1993] N4 W5 FSP=[YR=1993] N10 W16 S14 E16 N4$ S4 E5$ W64 S39 E19 N4 E14 FOP=[YR=1993] E10 N6 W10 S6$ N6 E39 FGR=[YR=1993] S10 E23 N25 W23 S15$ N29$ S14 E23 N17$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1963	1963	3	24	840	
2	0811	CONCRETE B	0	0	49	18	882.00	SF	5.20	5.20	100	1980	1980	3	30	1,376	

LAND DESCRIPTION

TOTAL OB/XF 2,216

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	000100	C	RES	0	0006	C-1	-137.00	210.00	44,266.00	SF		1.00	1.00	1.00	3.00	3.00	132,798							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 132,798 Market: 0 Agricultural: 0 Common: 132,798 PRINTED 07/30/2025 BY SYS