BLK 53 PT OF LOT 3
IN OR 1997/584
TOWN OF HILLIARD PBK 1/28

LOYD DOUGLAS
36404 BETTS RD
HILLIARD, FL 32046

2025

08-3N-24-2380-0053-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

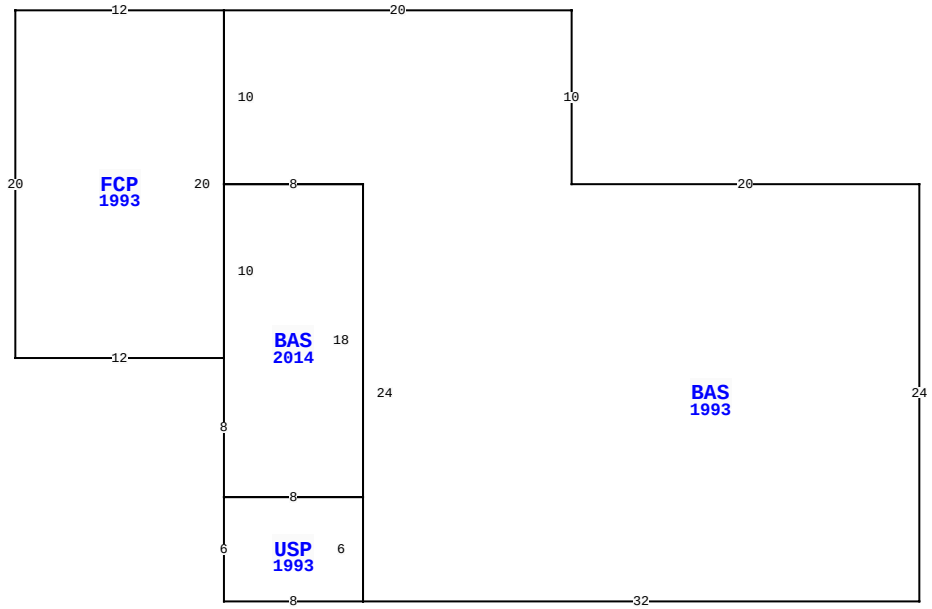
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	968	100	1993	968	88,304
BAS	144	100	2014	144	13,137
FCP	240	25	1993	60	5,473
USP	48	30	1993	14	1,277
TOTALS	1,400			1,186	108,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,186	110.2400	110.24	130,745	1954	1984	0	0	0	17.25	82.75

1 SINGLE FAM – 0% - 0 Heated Area: 1112 HX Base Yr



15869 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	108,191
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	143,191
SOH/AGL Deduction	6,264
ASSESSED VALUE	136,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,927
TOTAL JUST VALUE	143,191
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9306094	REMODEL	2,495	06/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1997/0584	8/13/2015	WD	U	I	37	35,000
GRANTOR: BROCK CHADWICK & ELIS						
GRANTEE: LOYD DOUGLAS						
1997/0581	7/09/2015	WD	U	I	11	100
GRANTOR: MCGEE JAMES E & DIANN						
GRANTEE: BROCK CHADWICK & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N10 W20 FCP=[YR=1993] W12 S20 E12
BAS=[YR=2014] S8 USP=[YR=1993] S6 E8 N6 W8$ E8 N18 W8 S10$
N20$ S10 E8 S24 E32 N24$.

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	000100	C	RES	0	0004	R-2	100.00	210.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000							

REVIEW DATE 11/05/2019 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS