BLK 53 PT LOT 3 IN
OR 1972/1613
TOWN OF HILLIARD PBK 1/28

DOZIER WILLIAM A
15867 CR 108
HILLIARD, FL 32046

2025

08-3N-24-2380-0053-0033

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

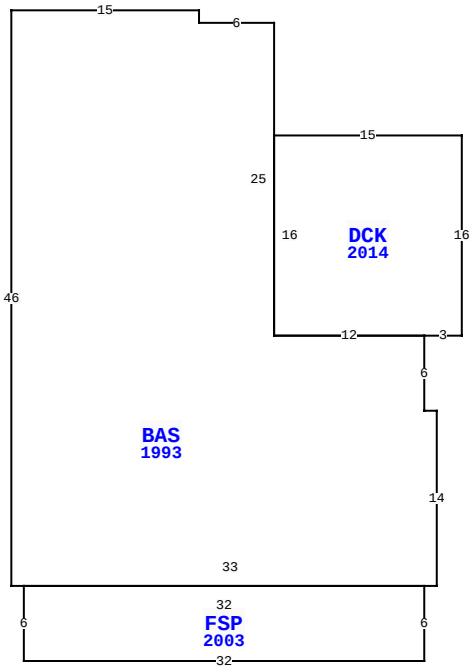
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,214	100	1993	1,214	106,061
DCK	240	10	2014	24	2,097
FSP	192	40	2003	77	6,727
TOTALS	1,646			1,315	114,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,315	110.2400	110.24	144,966	1913	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 100% - 2016 Heated Area: 1214 HX Base Yr 2016



15867 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		114,886
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		27,300
TOTAL MARKET VALUE		142,186
SOH/AGL Deduction		73,336
ASSESSED VALUE		68,850
TOTAL EXEMPTION VALUE	HX HB	43,850
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		142,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1972/1613	2/17/2015	SW	Q	I	01	55,000
GRANTOR: MATAWIN VENTURES TRUS						
GRANTEE: DOZIER WILLIAM A						
1936/1981	8/20/2014	SW	U	I	12	112,700
GRANTOR: ROBERSTON DALE E (SIN						
GRANTEE: MATAWIN VENTURES TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N6DCK=[YR=2014] E3N16W15 S16E12$W12 N25 W6 N1 W15 S46 E1 FSP=[YR=2003] S6 E32 N6 W32$ E33 N14 $.

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	100	0004	R-2	100.00	110.00	100.00	FF	4	0.78	1.00	0.78	350.00	273.00	27,300							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 27,300 Market: 0 Agricultural: 0 Common: 27,300 PRINTED 07/30/2025 BY SYS