BLOCK 55 LOT W1/2 OF 1 &
S1/2 OF W1/2 OF LOT 4
IN OR 784 PG 941

STIER GARY/STIER NORMAN H
PO BOX 755
HILLIARD, FL 32046-0755

2025

08-3N-24-2380-0055-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

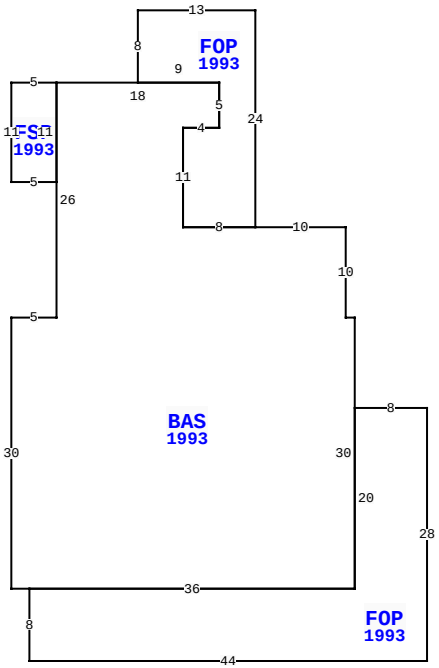
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,704	100	1993	1,704	138,027
FOP	212	30	1993	64	5,184
FOP	512	30	1993	154	12,474
FSP	55	40	1993	22	1,782
TOTALS	2,483			1,944	157,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,944	102.2140	102.21	198,696	1925	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 100% - 1997 Heated Area: 1704 HX Base Yr 1997



15874 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		157,467
TOTAL MARKET OB/XF VALUE		1,277
TOTAL LAND VALUE - MARKET		40,058
TOTAL MARKET VALUE		198,802
SOH/AGL Deduction		127,745
ASSESSED VALUE		71,057
TOTAL EXEMPTION VALUE	HX HB	46,057
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		198,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170056	REPAIR/RRF	0	04/13/2017
0702024	ADDITION	3,400	07/01/2007
	REPAIR/RRF	1,500	12/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0784/0941	2/10/1997	WD	U	I	07	0
GRANTOR: WARNOCK DAVID LAMON J						
GRANTEE: STEIR GARY & NORMAN						
0760/1854	5/24/1996	WD	Q	I		63,000
GRANTOR: WARNOCK DAVID L JR &						
GRANTEE: STIER GARY & NORMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FOP=[YR=1993] N24 W13 S8 E9 S5 W4 S11 E8$ W8 N11 E4 N5 W18 FSP=[YR=1993] W5 S11 E5 N11$ S26 W5 S30 E2 FOP=[YR=1993] S8 E44 N28 W8 S20 W36$ E36 N30 W1 N10$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1925	1925	3	20	700	
2	0810	CONCRETE A	0	100	0	0	296.00	SF	6.50	6.50	100	1980	1980	3	30	577	

LAND DESCRIPTION

TOTAL OB/XF 1,277

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	105.00	315.00	105.00	FF	4	1.09	1.00	1.09	350.00	381.50	40,058							

REVIEW DATE 04/11/2024 BY WWA Total Acres: 0.00 Total Land Value: 40,058 Market: 0 Agricultural: 0 Common: 40,058 PRINTED 07/30/2025 BY SYS