BLOCK 166 LOTS 13 THRU 16
TOWN OF HILLIARD & PT CLOSED ALL
PER ORD 2023-17 OR 2693-1407

O'LEARY SKYLER
15801 COUNTY ROAD 108
HILLIARD, FL 32046

2025

08-3N-24-2380-0166-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	02	Quality Level 02

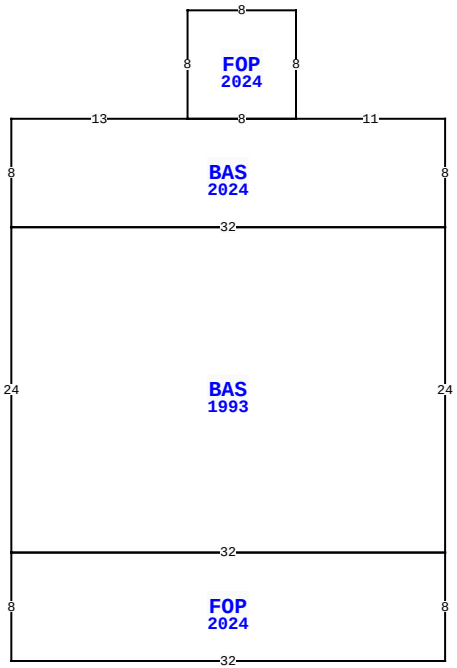
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1993	768	115,635
BAS	256	100	2024	256	38,545
FOP	64	30	2024	19	2,860
FOP	256	30	2024	77	11,593
TOTALS	1,344			1,120	168,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,120	115.8050	152.86	171,203	1963	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2024 Heated Area: 1024 HX Base Yr 2024



15801 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		168,635
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		203,635
SOH/AGL Deduction		7,600
ASSESSED VALUE		196,035
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,313
TOTAL JUST VALUE		203,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220150	REMODEL	0	05/02/2022
9804061	REPAIR/RRF	2,121	04/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/378	4/28/2023	WD	Q	I	01	265,000
GRANTOR: TAYLOR ASHLEY						
GRANTEE: O'LEARY SKYLER						
2472/1803	6/15/2021	WD	U	I	37	50,000
GRANTOR: NICKS BETTY						
GRANTEE: TAYLOR ASHLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-58,0] W32 S24 E32 N24 $
FOP=[YR=2024;ORIG=-90,24] S8 E32 N8 W32 $
FOP=[YR=2024;ORIG=-77,-16] E8 S8 W8 N8 $
BAS=[YR=2024;ORIG=-90,-8] E13 E8 E11 S8 W32 N8 $
.

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	CN -	100.00	125.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000							

REVIEW DATE 03/06/2023 BY WW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS