LOT 19 (EX S-1)
IN OR 1898/159
DELLA WARE HEIGHTS SUB

MILLER JAMES L
15842 CR 108
HILLIARD, FL 32046

2025

08-3N-24-2420-000E-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

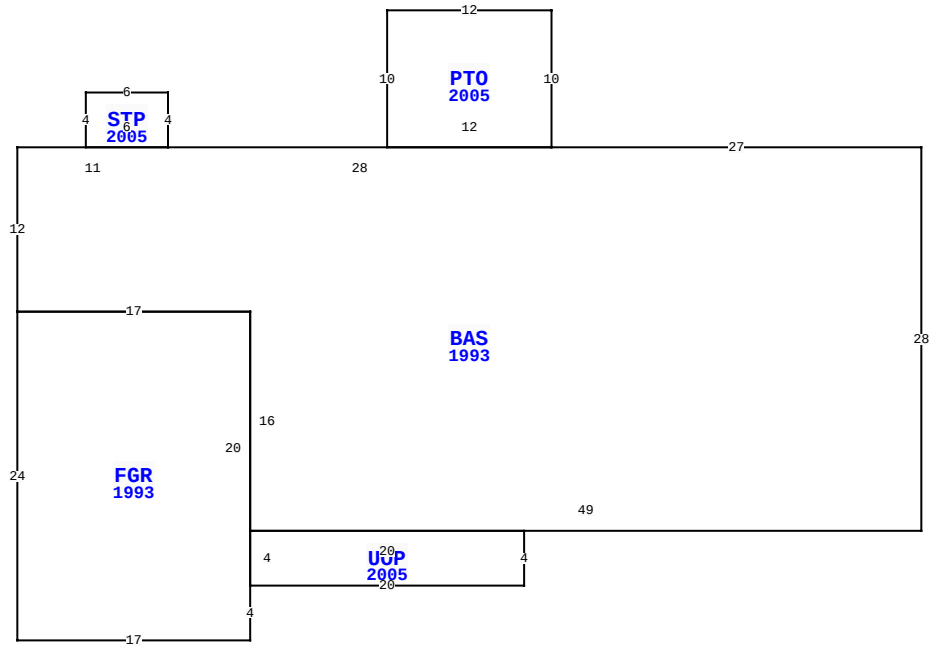
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,576	100	1993	1,576	166,378
FGR	408	55	1993	224	23,648
PTO	120	5	2005	6	633
STP	24	10	2005	2	211
UOP	80	20	2005	16	1,689
TOTALS	2,208			1,824	192,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,824	124.2000	124.20	226,541	1983	1993	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1576 HX Base Yr 2015



15842 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		192,560
TOTAL MARKET OB/XF VALUE		3,403
TOTAL LAND VALUE - MARKET		28,350
TOTAL MARKET VALUE		224,313
SOH/AGL Deduction		103,538
ASSESSED VALUE		120,775
TOTAL EXEMPTION VALUE	HX HB VX DX	60,722
BASE TAXABLE VALUE		60,053
TOTAL JUST VALUE		224,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110244	H/AC	0	10/17/2011
0301	NEW CONSTR	100,000	03/05/2005
0302	TEMP POLE	0	03/05/2005
0303	MECH OTHER	0	03/05/2005
0304	OTHER	0	03/05/2005
0305	OTHER	0	03/05/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1898/0159	1/13/2014	WD	U	I	11	100
GRANTOR: GUYNN CLARA N						
GRANTEE: MILLER BARBARA A &						
0216/0202	1/01/1976	WD	Q	I		6,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 PTO=[YR=2005] N10 W12 S10 E12 $ W28
STP=[YR=2005] N4 W6 S4 E6 $ W11 S12 FGR=[YR=1993] S24 E17
N4 UOP=[YR=2005] E20 N4 W20 S4 $ N20 W17 $ E17 S16 E49 N28 $
.

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	0810	CONCRETE A	0	100	20	17	340.00	SF	6.50	6.50	100	1983	1983	3	38	840	
2	0810	CONCRETE A	0	100	0	0	348.00	SF	6.50	6.50	100	2000	2000	3	77	1,742	
3	0473	VF 3 RAIL	0	100	0	0	171.00	LF	7.50	7.50	100	2005	2005	3	64	821	

LAND DESCRIPTION

TOTAL OB/XF 3,403

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	81.00	115.00	81.00	FF		1.00	1.00	1.00	350.00	350.00	28,350							

REVIEW DATE 05/01/2020 BY TWA Total Acres: 0.00 Total Land Value: 28,350 Market: 0 Agricultural: 0 Common: 28,350 PRINTED 07/30/2025 BY SYS