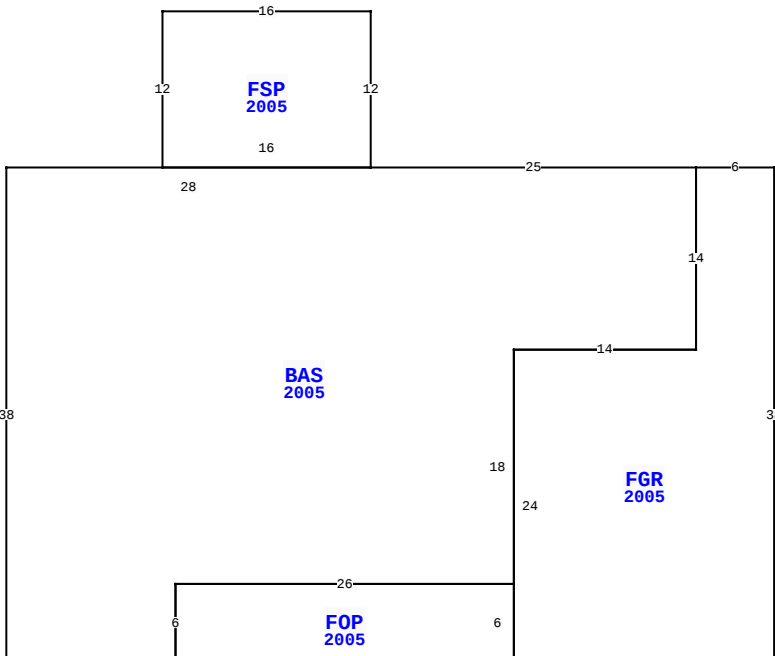


FRANKLIN EMILY A &/MORGAN GARRETT G
PO BOX 878
HILLIARD, FL 32046-0878

2025



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall	10	ABOVE AVG 100				0100	01	1,956	115.2000	115.20	225,331	2005	2005		0	0	9.00	91.00	STANDARD															
Roof Structure	03	GABLE/HIP 100				1 SINGLE FAM - 0% - 0													Heated Area: 1522								HX Base Yr							
Roof Cover	03	COMP SHNGL 100																																
Interior Wall	05	DRYWALL 100																																
Interior Floor	14	CARPET 60																																
Interior Floor	11	CLAY TILE 40																																
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																																
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	1,522	100	2005	1,522	159,554																													
FGR	564	55	2005	310	32,498																													
FOP	156	30	2005	47	4,927																													
FSP	192	40	2005	77	8,072																													
TOTALS		2,434			1,956	205,051																												
EXTRA FEATURES						15846 CR 108, HILLIARD										BLD DATE				LGL DATE		05/08/2025		MLU										
								XF DATE						LAND DATE																				
								INC DATE						AG DATE																				
L N	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	0811	CONCRETE B	0	0	0	740.00	SF	5.20	5.20	100	2005	2005	3	84	3,232																			
																		BUILDING DIMENSIONS																
																		FGR=[YR=2005] W6 BAS=[YR=2005] W25 FSP=[YR=2005] N12 W16 S12 E16\$ W28 S38 E13 FOP=[YR=2005] E26 N6 W26 S6\$ N6 E26 N18 E14 N14\$ S14 W14 S24 E20 N38\$.																