PT OF BLK F IN OR 2763/1023
HILLIARD TERRACE SUB PBK O/15

KANE DANIEL JR
15835 CR 108
HILLIARD, FL 32046

2025

08-3N-24-2440-000F-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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

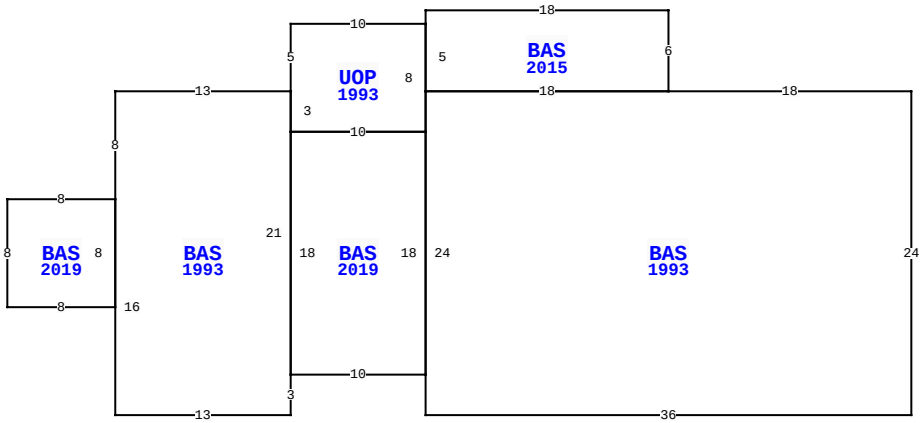
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100	1993	312	27,966
BAS	864	100	1993	864	77,446
BAS	108	100	2015	108	9,681
BAS	64	100	2019	64	5,737
BAS	180	100	2019	180	16,134
UOP	80	20	1993	16	1,434
TOTALS	1,608			1,544	138,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,544	115.7751	115.78	178,764	1958	1978	0	0	0	22.58	77.42

1 SINGLE FAM – 100% - 2022 Heated Area: 1528 HX Base Yr 2022



15835 CR 108, HILLIARD

BLD DATE	12/27/2007 JH	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		213,332
TOTAL MARKET OB/XF VALUE		1,946
TOTAL LAND VALUE - MARKET		50,050
TOTAL MARKET VALUE		265,328
SOH/AGL Deduction		23,738
ASSESSED VALUE		241,590
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,868
TOTAL JUST VALUE		265,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0706080	REPAIR/RRF	1,700	06/27/2007
0605087	REPAIR/RRF	2,000	05/19/2006
9803031	ADDITION	2,500	03/06/1998
47	REMODEL	600	04/21/1992
	XFOB	1,000	04/10/1989
	ADDITION	200	01/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1023	1/24/2025	WD	Q	I	01	281,000
GRANTOR: WORTHING JOSHUA & SAV						
GRANTEE: KANE DANIEL JR						
2459/1139	4/30/2021	WD	Q	I	02	239,500
GRANTOR: CLARK NICKEY D & LISA						
GRANTEE: WORTHING JOSHUA & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 BAS=[YR=2015] N6 W18 S1 UOP=[YR=1993] W10 S5 BAS=[YR=1993] W13 S8 BAS=[YR=2019] W8 S8 E8 N8$ S16 E13 N3 BAS=[YR=2019] E10 N18 W10 S18$ N21$ S3 E10 N8$ S5 E18$ W18 S24 E36 N24$.

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	0	0	252.00	SF	6.50	6.50	100	1995	1995	3	68	1,114	
2	1243	WD DECK F	0	100	16	10	160.00	SF	8.00	8.00	100	2015	2015	3	65	832	

LAND DESCRIPTION

TOTAL OB/XF 1,946

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	0006	R-2	143.00	125.00	143.00	FF		1.00	1.00	1.00	350.00	350.00	50,050							

REVIEW DATE 06/05/2020 BY TWA Total Acres: 0.00 Total Land Value: 50,050 Market: 0 Agricultural: 0 Common: 50,050 PRINTED 07/30/2025 BY SYS

PT OF BLK F IN OR 2763/1023
HILLIARD TERRACE SUB PBK O/15

KANE DANIEL JR
15835 CR 108
HILLIARD, FL 32046

2025

08-3N-24-2440-000F-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

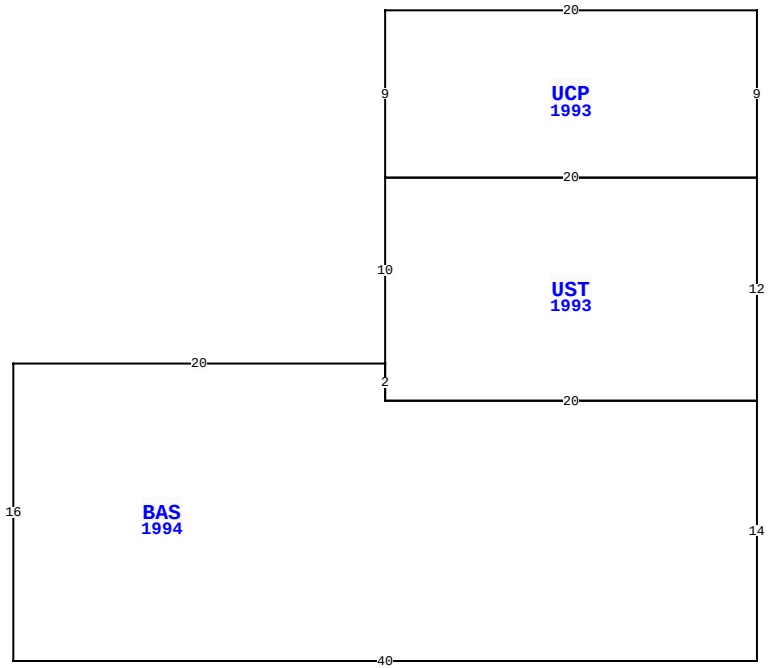
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1994	600	60,430
UCP	180	20	1993	36	3,625
UST	240	45	1993	108	10,877
TOTALS	1,020			744	74,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	744	119.9000	119.90	89,206	1989	1989	0	0	0	16.00	84.00

2 SINGLE FAM – 0% - 2022 Heated Area: 600 HX Base Yr 2022



15835 CR 108, HILLIARD

BLD DATE	12/27/2007 JH	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		213,332
TOTAL MARKET OB/XF VALUE		1,946
TOTAL LAND VALUE - MARKET		50,050
TOTAL MARKET VALUE		265,328
SOH/AGL Deduction		23,738
ASSESSED VALUE		241,590
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,868
TOTAL JUST VALUE		265,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1023	1/24/2025	WD	Q	I	01	281,000
GRANTOR: WORTHING JOSHUA & SAV						
GRANTEE: KANE DANIEL JR						
2459/1139	4/30/2021	WD	Q	I	02	239,500
GRANTOR: CLARK NICKEY D & LISA						
GRANTEE: WORTHING JOSHUA & S						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W20 S9 UST=[YR=1993] S10 BAS=[YR=1994] W20 S16 E40 N14 W20 N2 $ S2 E20 N12 W20$ E20 N9$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/05/2020 BY TWA Total Acres: 0.00 Total Land Value: 50,050 Market: 0 Agricultural: 0 Common: 50,050 PRINTED 07/30/2025 BY SYS