PT OF THE SW1/4 OF NE1/4
LYING NORTH OF CR 108
IN OR 2281/1284

DRIGGERS DAMON M
151450 CR 108
HILLIARD, FL 32046

2025

08-3N-25-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	175,615
TOTAL MARKET VALUE	8,151
SOH/AGL Deduction	0
ASSESSED VALUE	8,151
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,151
TOTAL JUST VALUE	175,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2281/1284	6/12/2019	WD	Q	V	01	105,000
GRANTOR: SHEPHERD ALAN D						
GRANTEE: DRIGGERS DAMON M						
1298/1130	2/28/2005	QC	Q	V	06	100
GRANTOR: FLORIDA RESOURCE GROU						
GRANTEE: SHEPHERD ALAN D						

BUILDING NOTES

BUILDING DIMENSIONS

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	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	5.33	AC		1.00	1.00	1.00	685.00	685.00	3,651							
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	750.00	750.00	4,500							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.33	AC		1.00	1.00	1.00	15,500.00	15,500.00	175,615							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 11.33 Total Land Value: 8,151 Market: 175,615 Agricultural: 8,151 Common: 0 PRINTED 07/30/2025 BY SYS