PT NE1/4 OF NE1/4 OF
SEC 9-3N-24E IN OR 2015/649

YAWN LOUISE V
PO BOX 594
HILLIARD, FL 32046-0594

2025

09-3N-24-0000-0003-0020

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	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

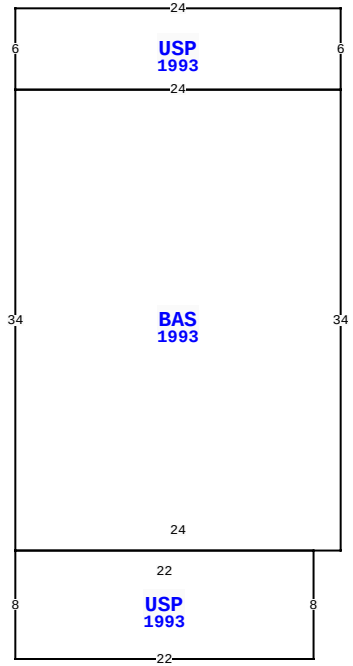
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	67,398
USP	144	30	1993	43	3,551
USP	176	30	1993	53	4,378
TOTALS	1,136			912	75,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	912	111.2400	111.24	101,451	1950	1950	0	0	0	25.75	74.25

1 SINGLE FAM – 100% - 2010 Heated Area: 816 HX Base Yr 2010



15967 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		75,327
TOTAL MARKET OB/XF VALUE		3,407
TOTAL LAND VALUE - MARKET		115,500
TOTAL MARKET VALUE		194,234
SOH/AGL Deduction		109,083
ASSESSED VALUE		85,151
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,429
TOTAL JUST VALUE		194,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2015/0649	11/24/2015	QC	U	I	11	100
GRANTOR: VANZANT GRADY J & BAR						
GRANTEE: YAWN LOUISE V						
1962/1731	2/13/2015	QC	U	I	11	100
GRANTOR: VANZANT GRADY J ET AL						
GRANTEE: VANZANT GRADY J & B						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W24 S6 BAS=[YR=1993] S34 USP=[YR=1993] S8 E22 N8 W22$ E24 N34 W24$ E24 N6$.

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	0811	CONCRETE B	0	100	30	26	780.00	SF	5.20	5.20	100	2005	2005	3	84	3,407	

LAND DESCRIPTION

TOTAL OB/XF 3,407

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-1	0.00	0.00	3.85	AC		1.00	1.00	1.00	30,000.00	30,000.00	115,500							

REVIEW DATE 04/07/2025 BY WWA Total Acres: 3.85 Total Land Value: 115,500 Market: 0 Agricultural: 0 Common: 115,500 PRINTED 07/30/2025 BY SYS