PT OF NE1/4 IN OR 650/151
(EX UTIL ESMT IN OR 406/97 &
ESMT IN OR 696/1931)

MURRAY TERRY & MISTY
15973 COUNTY ROAD 108
HILLIARD, FL 32046

2025

09-3N-24-0000-0004-0020

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		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

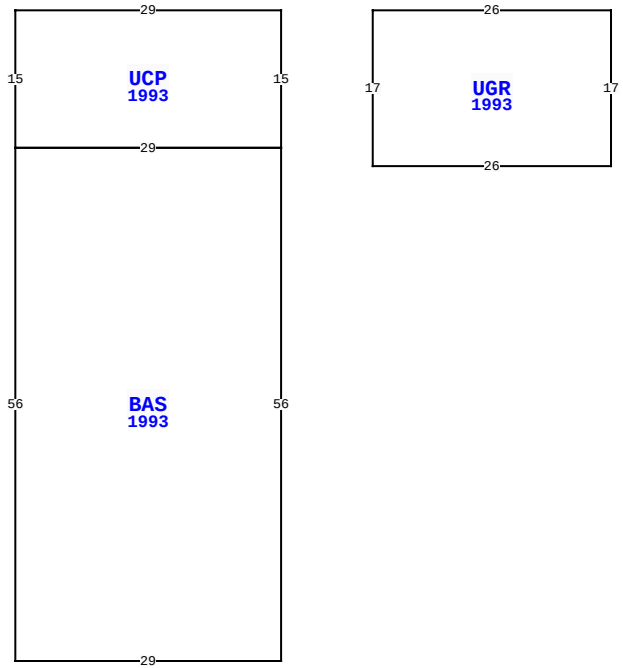
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1993	1,624	117,201
UCP	435	20	1993	87	6,279
UGR	442	45	1993	199	14,361
TOTALS	2,501			1,910	137,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,910	94.0310	94.03	179,597	1920	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 100% - 0 Heated Area: 1624 HX Base Yr 1994



15973 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,841
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		73,500
TOTAL MARKET VALUE		213,651
SOH/AGL Deduction		130,693
ASSESSED VALUE		82,958
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,236
TOTAL JUST VALUE		213,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0650/0151	2/26/1992	WD	U	I		26,000
GRANTOR: SELDOMRIDGE JOHN M						
GRANTEE: MURRAY TERRY & MIST						
0518/0631	5/27/1987	WD	Q	I		33,000
GRANTOR: MURRAY TERRY LEE						
GRANTEE: SELDOMRIDGE JOHN M						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W29 S15 BAS=[YR=1993] S56 E29 N56 W29$ E29 N15$
PTR= E10 UGR=[YR=1993] E26 S17 W26 N17$ W10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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	2.80	AC		1.00	1.00	0.75	35,000.00	26,250.00	73,500							

REVIEW DATE 04/07/2025 BY WWA Total Acres: 2.80 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 07/30/2025 BY SYS