PT OF SE1/4 OF NW1/4 OF
SEC 9-3N-24E IN OR 2574/1519
BEING PARCEL A

DUCE JOSEPH A & SHELIA
PO BOX 681
HILLIARD, FL 32046

2025

09-3N-24-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

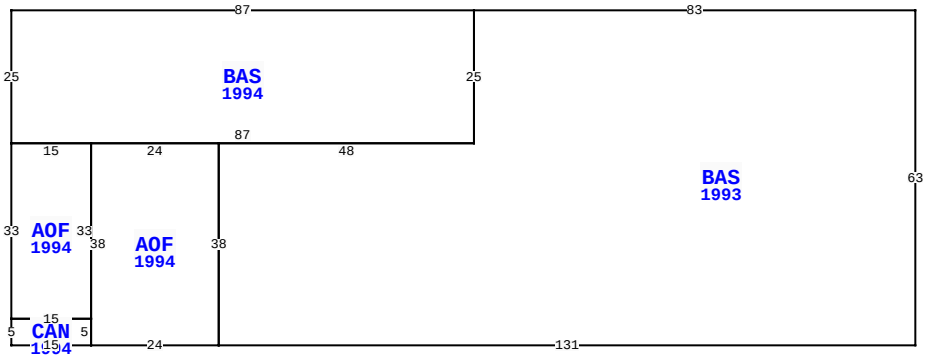
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	495	185	1994	916	19,676
AOF	912	185	1994	1,687	36,237
BAS	7,053	100	1993	7,053	151,499
BAS	2,175	100	1994	2,175	46,719
CAN	75	30	1994	22	473
TOTALS	10,710			11,853	254,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	06	11,853	90.9126	42.96	509,205	1975	1975	0	0	0	50.00	50.00

1 GARAGE – 0% - 0 Heated Area: 10635 HX Base Yr



15928 CR 108, HILLIARD

BLD DATE	07/22/2020	KK	LGL DATE	
XF DATE	07/22/2020	KK	LAND DATE	04/29/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	254,602
TOTAL MARKET OB/XF VALUE	19,949
TOTAL LAND VALUE - MARKET	72,526
TOTAL MARKET VALUE	347,077
SOH/AGL Deduction	33,053
ASSESSED VALUE	314,024
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,024
TOTAL JUST VALUE	347,077
NCON VALUE	0
INCOME VALUE	1,502,567
PREVIOUS YEAR MKT VALUE	323,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/1519	7/01/2022	WD	U	I	11	100
GRANTOR: DUCE JOSEPH A						
GRANTEE: DUCE JOSEPH A & SHE						
0685/1829	8/03/1993	WD	Q	I	01	100
GRANTOR: DUCE KIMBERLY J						
GRANTEE: DUCE JOSEPH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W83 BAS=[YR=1994] W87 S25 AOF=[YR=1994] S33 CAN=[YR=1994] S5 E15 AOF=[YR=1994] E24 N38 W24 S38$ N5 W15$ E15 N33 W15$ E87 N25$ S25 W48 S38 E131 N63$.

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	0803	ASPHALT C	0	0	0	0	11,377.00	SF	2.00	2.00	100	1978	1978	3	50	11,377	
2	0940	SHEDS/PORT	0	0	12	14	168.00	SF	30.00	30.00	100	1979	1979	3	20	1,008	
3	0510	GARAGE WD-	0	0	15	18	270.00	SF	26.95	26.95	100	1975	1975	3	20	1,455	
4	0812	CONCRETE C	0	0	0	0	4,425.00	SF	4.00	4.00	100	1978	1978	3	28	4,956	
5	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	1994	1994	3	100	700	
6	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	1994	1994	3	74	93	
7	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1975	1975	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 19,949

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	002500	C	SRVC SHOPS	0	0004	C-1	0.00	0.00	48,351.00	SF		1.00	1.00	1.00	1.50	1.50	72,526							

REVIEW DATE 07/22/2020 BY KK Total Acres: 0.00 Total Land Value: 72,526 Market: 0 Agricultural: 0 Common: 72,526 PRINTED 07/30/2025 BY SYS