PT OF SW1/4

TOWN OF HILLIARD
P O BOX 249
HILLIARD, FL 32046-0249

2025

09-3N-24-0000-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

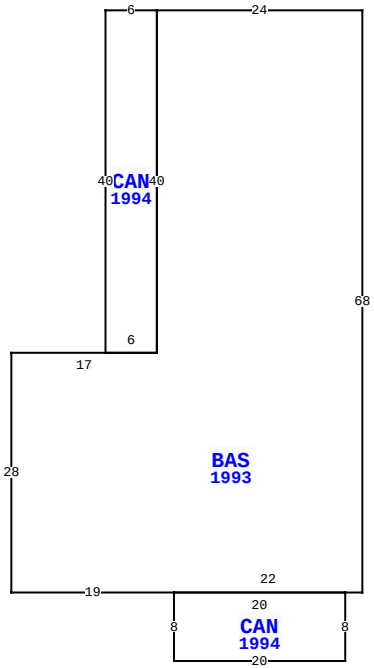
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL
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	2,108	100	1993	2,108	224,418
CAN	160	30	1994	48	5,110
CAN	240	30	1994	72	7,665
TOTALS	2,508			2,228	237,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	2,228	89.9640	154.29	343,758	1978	1978	0	0	0	31.00	69.00

1 GOVT BLDG – 0% - 0 Heated Area: 2108 HX Base Yr



15879 CR 108, HILLIARD

BLD DATE	01/25/2018	KK	LGL DATE	
XF DATE	01/25/2018	KK	LAND DATE	01/25/2018 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		765,032
TOTAL MARKET OB/XF VALUE		16,579
TOTAL LAND VALUE - MARKET		72,300
TOTAL MARKET VALUE		853,911
SOH/AGL Deduction		234,667
ASSESSED VALUE		619,244
TOTAL EXEMPTION VALUE	04	619,244
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		853,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		871,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110250	DEMOLITION	0	11/22/2011
B0903032	REMODEL	0	03/10/2009
9703145	ADDITION	0	03/06/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 CAN=[YR=1994] W6 S40 E6 N40$ S40W17 S28 E19
CAN=[YR=1994] S8 E20 N8 W20$E22 N68$.

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	0812	CONCRETE C	0	0	0	0	6,199.00	SF	4.00	4.00	100	1978	1978	3	28	6,943	
2	0803	ASPHALT C	0	0	0	0	1,459.00	SF	2.00	2.00	100	1978	1978	3	50	1,459	
3	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1997	1997	3	20	40	
4	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	1995	1995	3	76	95	
5	0810	CONCRETE A	0	0	0	0	386.00	SF	6.50	6.50	100	1997	1997	3	72	1,806	
6	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	2000	2000	3	20	250	
7	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2000	2000	3	48	2,429	
8	6002	EL ROLL DR	0	0	0	0	6.00	UT	900.00	900.00	100	1990	1990	3	20	1,080	
9	0971	ST LGHT OV	0	0	0	0	2.00	UT	777.50	777.50	100	2000	2000	3	48	746	
10	0681	POLE SHED	0	0	10	10	100.00	SF	15.00	15.00	100	2000	2000	3	27	405	

TOTAL OB/XF 15,253

LAND DESCRIPTION

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	008900	C	MUNICIPAL	0	0006	C-1	- 60.00	417.00	24,100.00	SF		1.00	1.00	1.00	3.00	3.00	72,300							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 72,300 Market: 0 Agricultural: 0 Common: 72,300 PRINTED 07/30/2025 BY SYS

PT OF SW1/4

TOWN OF HILLIARD
P O BOX 249
HILLIARD, FL 32046-0249

2025

09-3N-24-0000-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

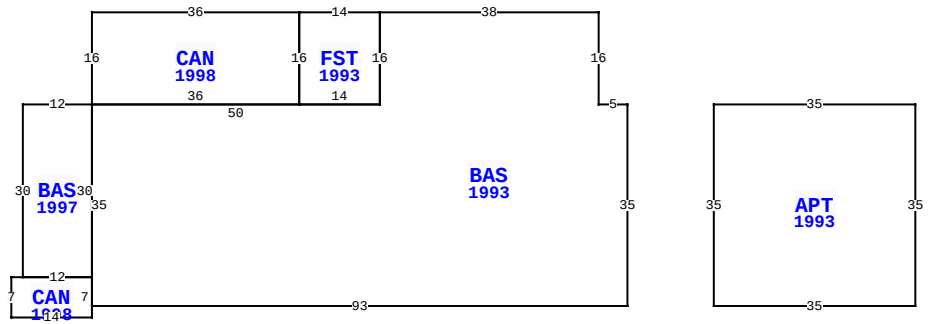
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 70
Interior Wall	04	PLYWOOD 30
Interior Floo	03	CONC FINSH 70
Interior Floo	14	CARPET 30
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,225	100	1993	1,225	111,125
BAS	3,863	100	1993	3,863	350,430
BAS	360	100	1997	360	32,657
CAN	98	30	1998	29	2,631
CAN	576	30	1998	173	15,693
FST	224	50	1993	112	10,160
TOTALS	6,346			5,762	522,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	5,762	76.6590	131.47	757,530	1978	1978	0	0	0	31.00	69.00

2 GOVT BLDG – 0% - 0 Heated Area: 5448 HX Base Yr



15879 CR 108, HILLIARD

BLD DATE	01/25/2018	KK	LGL DATE	
XF DATE	01/25/2018	KK	LAND DATE	01/25/2018 KK
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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
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TOTAL LAND VALUE - MARKET		72,300
TOTAL MARKET VALUE		853,911
SOH/AGL Deduction		234,667
ASSESSED VALUE		619,244
TOTAL EXEMPTION VALUE	04	619,244
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		853,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		871,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N16 W38 FST=[YR=1993] W14 CAN=[YR=1998] W36 S16 E36 N16$ S16 E14 N16$ S16 W50 BAS=[YR=1997] W12 S30 CAN=[YR=1998] W2 S7 E14 N7 W12$ E12 N30$ S35 E93 N35$ PTR= E15 APT=[YR=1993] E35 S35 W35 N35$ W15$.

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
11	0430	CL FNC 6B	0	0	0	0	371.00	LF	9.70	9.70	100	1990	1990	3	26	936	
12	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	1990	1990	3	26	390	

LAND DESCRIPTION

TOTAL OB/XF 1,326

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 72,300 Market: 0 Agricultural: 0 Common: 72,300 PRINTED 07/30/2025 BY SYS

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Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

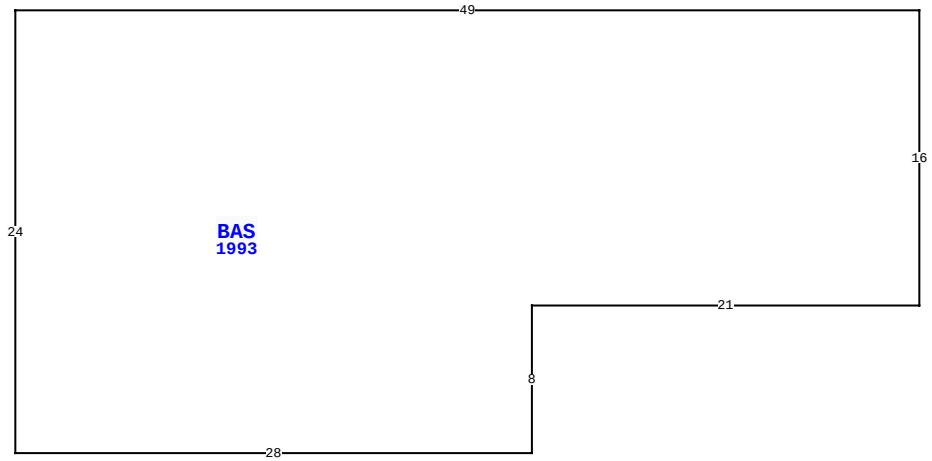
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	5,143
TOTALS	1,008			1,008	5,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	1,008	55.7550	25.51	25,714	1978	1978	0	0	0	80.00	20.00

3 STOR WAREH – 0% - 0 Heated Area: 1008 HX Base Yr



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TOTAL JUST VALUE		853,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		871,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S24 E28 N8 E21 N16$.

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 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 72,300 Market: 0 Agricultural: 0 Common: 72,300 PRINTED 07/30/2025 BY SYS