LOT 3
EX R/W IN OR 860/1126
HOG HILL #1 PB 5/327

ANDERSON DUANE ALAN
151080 CR 108
HILLIARD, FL 32046

2025

10-3N-24-0775-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

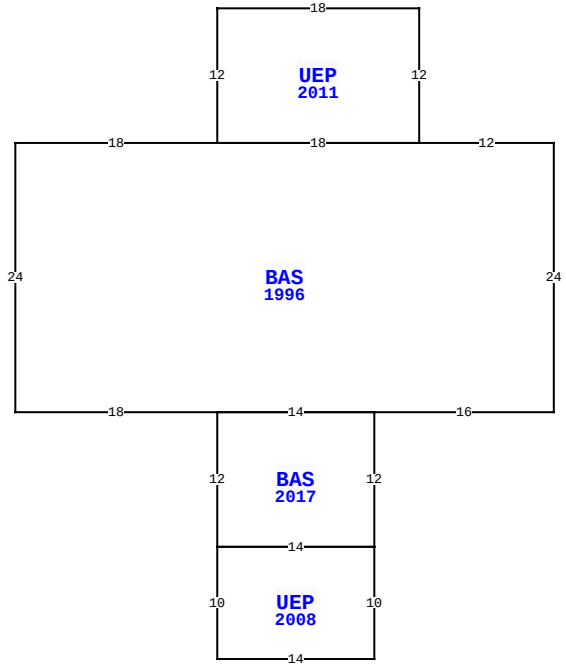
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1996	1,152	84,655
BAS	168	100	2017	168	12,346
UEP	140	70	2008	98	7,201
UEP	216	70	2011	151	11,096
TOTALS	1,676			1,569	115,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,569	135.0800	114.82	180,153	1996	2010	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2025 Heated Area: 1320 HX Base Yr 2025



151080 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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		115,298
TOTAL MARKET OB/XF VALUE		2,736
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		163,034
SOH/AGL Deduction		0
ASSESSED VALUE		163,034
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,312
TOTAL JUST VALUE		163,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961534	MH MOVE-ON	0	10/01/1996
B952220	XFOB	3,400	09/01/1995
MHU95917	MH MOVE-ON	0	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/1485	10/02/2023	WD	Q	I	01	187,000
GRANTOR: NEWMAN TINA DIANE						
GRANTEE: ANDERSON DUANE ALAN						
2569/1243	6/10/2022	WD	Q	I	01	145,000
GRANTOR: TUTEN AMY Y & JAMES E						
GRANTEE: NEWMAN LESLIE WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W12 W18 W18 S24 E18 E14 E16 N24 $
BAS=[YR=2017;ORIG=-30,24] S12 E14 N12 W14 $
UEP=[YR=2008;ORIG=-30,36] E14 S10 W14 N10 $
UEP=[YR=2011;ORIG=-30,-12] E18 S12 W18 N12 $
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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	0680	POLE SHED	0	100	24	12	288.00	SF	10.00	10.00	100	2024	2022		95	2,736	

LAND DESCRIPTION

TOTAL OB/XF 2,736

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/11/2024 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS