LOT 4
EX R/W IN OR 860/1103
HOG HILL #1 PB 5/327

CREWS GAVIN & CARLY
151082 CR 108
HILLIARD, FL 32046

2025

10-3N-24-0775-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

151082 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	45,900
TOTAL MARKET VALUE	57,900
SOH/AGL Deduction	0
ASSESSED VALUE	57,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,900
TOTAL JUST VALUE	57,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002804	REPLACEMENT MANUF	0	03/19/2025
MH250000552	REPLACEMENT MANUF	0	01/15/2025
19007912	CO ISSUED	0	07/25/2019
19006036	MH MOVE-ON	0	06/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/1227	4/15/2025	WD	Q	I	01	257,000
GRANTOR: 2024 CR 108 TRUST						
GRANTEE: CREWS GAVIN & CARLY						
2742/1909	9/24/2024	WD	U	V	37	30,000
GRANTOR: DUBOSE KAREN						
GRANTEE: 2024 CR 108 TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2019	2019	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2019	2019	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,900							

REVIEW DATE 03/03/2025 BY WW Total Acres: 1.02 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 07/30/2025 BY SYS