LOT 7
IN OR 2097/1454
2008 CHNC DW/MH

HERRING BRYAN JOHN
151088 CR 108
HILLIARD, FL 32046

**2025**

**10-3N-24-0775-0007-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 06 | Quality Level 06 |

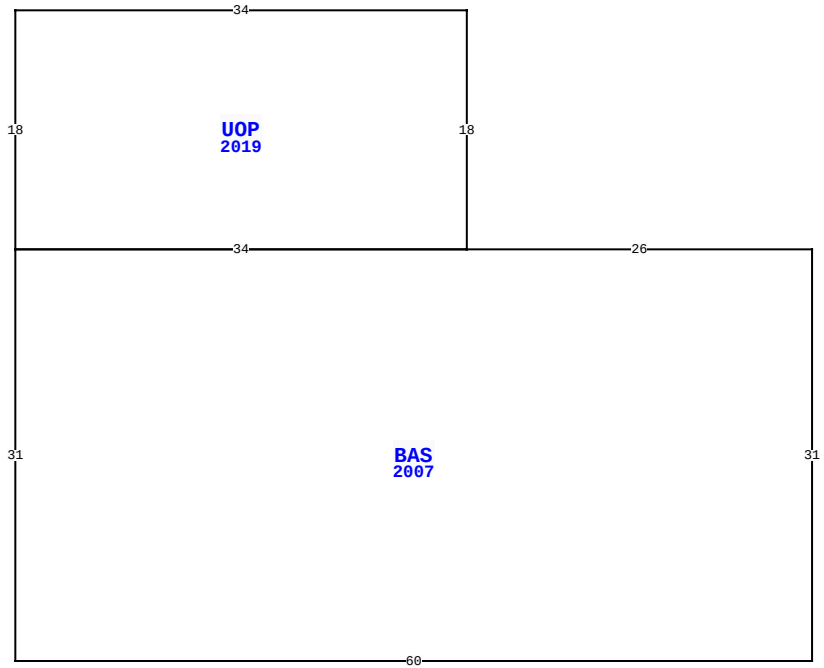
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,860 | 100 | 2007 | 1,860 | 144,236 |
| UOP | 612 | 25 | 2019 | 153 | 11,864 |
| TOTALS | 2,472 | | | 2,013 | 156,100 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,013 | 157.3000 | 133.70 | 269,138 | 2007 | 2007 | 0 | 0 | 0 | 42.00 | 58.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1860 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 03/18/2008 JH | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | |

151088 CR 108, HILLIARD

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 172,807 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 54,000 |
| TOTAL MARKET VALUE | 226,807 |
| SOH/AGL Deduction | 36,682 |
| ASSESSED VALUE | 190,125 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 190,125 |
| TOTAL JUST VALUE | 226,807 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 194,466 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21010909 | GARAGE | 41,024 | 08/18/2021 |
| P12932 | OTHER | 0 | 01/01/2008 |
| C5028 | CO ISSUED | 0 | 12/01/2007 |
| MH5028 | MH MOVE-ON | 0 | 12/01/2007 |
| M13524 | MECH OTHER | 0 | 12/01/2007 |
| MH982109 | MH MOVE-ON | 0 | 03/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2097/1454 | 12/29/2016 | SW | U | I | 12 | 87,500 |
| GRANTOR: GMAT LEGAL TITLE TRUS | | | | | | |
| GRANTEE: HERRING BRYAN JOHN | | | | | | |
| 2057/1733 | 7/12/2016 | CT | U | I | 18 | 39,100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: GMAT LEGAL TITLE TR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W26 UOP=[YR=2019] N18 W34 S18 E34$ W34 S31 E60 N31$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 0 | 0004 | OR | 0.00 | 0.00 | 1.20 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 54,000 | | | | | | | |

REVIEW DATE 11/17/2021 BY TW Total Acres: 1.20 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/30/2025 BY SYS

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IN OR 2097/1454
2008 CHNC DW/MH

HERRING BRYAN JOHN
151088 CR 108
HILLIARD, FL 32046

**2025**

**10-3N-24-0775-0007-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

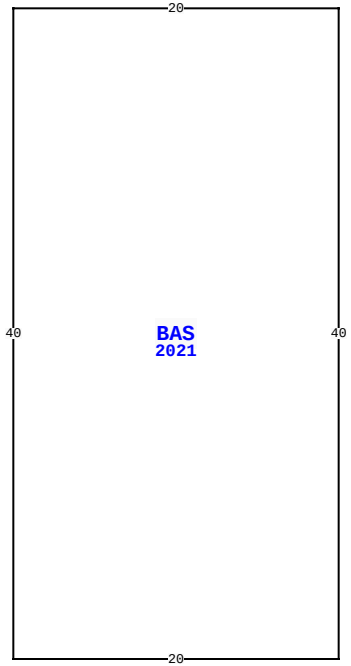
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 800 | 100 | 2021 | 800 | 16,707 |
| TOTALS | 800 | | | 800 | 16,707 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 800 | 58.1900 | 21.53 | 17,224 | 2021 | 2021 | 0 | 0 | 0 | 3.00 | 97.00 |

2 GARAGE RES – 0% - 0 Heated Area: 800 HX Base Yr




151088 CR 108, HILLIARD

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| BASE TAXABLE VALUE | 190,125 |
| TOTAL JUST VALUE | 226,807 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 194,466 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MHU95770 | MH MOVE-ON | 0 | 02/01/1995 |

## SALES DATA

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|---|---|---|---|---|---|---|
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| GRANTOR: GMAT LEGAL TITLE TRUS | | | | | | |
| GRANTEE: HERRING BRYAN JOHN | | | | | | |
| 2057/1733 | 7/12/2016 | CT | U | I | 18 | 39,100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: GMAT LEGAL TITLE TR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W20 S40 E20 N40$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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