LOT 8
IN OR 981/1363
EX R/W IN OR 860/1112

KEEN CARL JR & DIANE S
P O BOX 788
HILLIARD, FL 32046-0788

2025

10-3N-24-0775-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

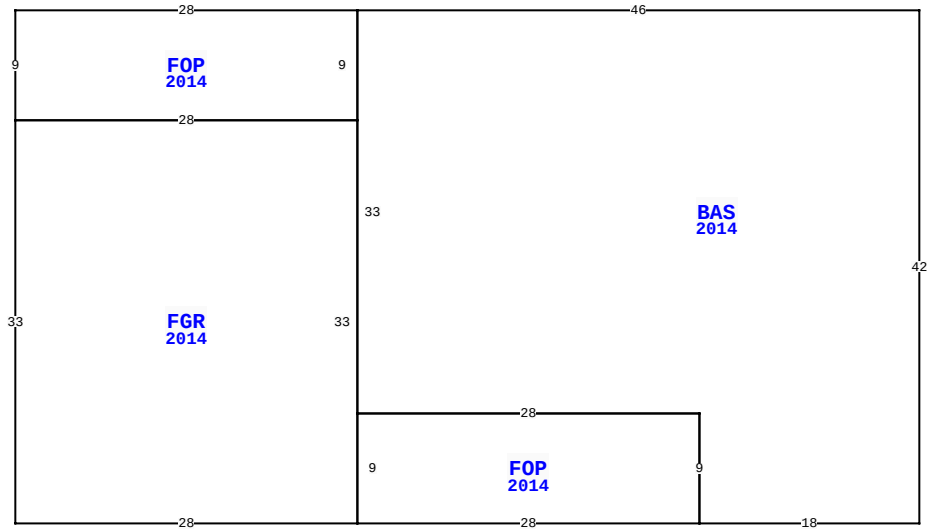
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2014	1,680	199,021
FGR	924	55	2014	508	60,181
FOP	252	30	2014	76	9,003
FOP	252	30	2014	76	9,003
TOTALS	3,108			2,340	277,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,340	97.0200	128.07	299,684	2014	2014	0	0	0	7.50	92.50

2 SNGL FAM – 100% - 1999 Heated Area: 1680 HX Base Yr 1999



151092 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		277,208
TOTAL MARKET OB/XF VALUE		20,623
TOTAL LAND VALUE - MARKET		74,250
TOTAL MARKET VALUE		372,081
SOH/AGL Deduction		127,790
ASSESSED VALUE		244,291
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,569
TOTAL JUST VALUE		372,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428812	CO ISSUED	0	11/18/2014
B1428812	NEW CONSTR	222,433	05/01/2014
B1428590	DEMOLITION	2,000	04/01/2014
4227	CHNGE SRVC	2,300	06/11/1992
8908	MH MOVE-ON	30,000	05/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0981/1363	4/17/2001	WD	Q	I	01	100
GRANTOR: KEEN CARL JR & BETTY						
GRANTEE: KEEN CARL JR & DIAN						
0828/0192	3/30/1998	WD	Q	I		46,500
GRANTOR: LOYD FRANKLIN E & LIS						
GRANTEE: KEEN CARL JR & BETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W46 FOP=[YR=2014] W28 S9 FGR=[YR=2014] S33 E28 FOP=[YR=2014] E28 N9 W28 S9$ N33 W28$ E28 N9$ S33 E28 S9 E18 N42$.

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	0811	CONCRETE B	0	100	0	0	768.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,376	
2	0811	CONCRETE B	0	100	14	36	504.00	SF	5.20	5.20	100	1998	1998	3	73	1,913	
3	0681	POLE SHED	0	100	28	40	1,120.00	SF	15.00	15.00	100	1998	1998	3	25	4,200	
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1998	1998	3	25	1,250	
5	0510	GARAGE WD-	0	100	20	25	500.00	SF	35.00	35.00	100	2000	2000	3	27	4,725	
6	0681	POLE SHED	0	100	40	10	400.00	SF	15.00	15.00	100	2009	2009	3	52	3,120	
7	0940	SHEDS/PORT	0	100	14	8	112.00	SF	30.00	30.00	100	2005	2005	3	22	739	
8	0300	BOAT DCK W	0	100	12	8	96.00	SF	40.00	40.00	100	2005	2005	3	36	1,382	
9	0681	POLE SHED	0	100	17	10	170.00	SF	15.00	15.00	100	2005	2005	3	36	918	

LAND DESCRIPTION

TOTAL OB/XF 20,623

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	0004	OR	0.00	0.00	1.65	AC		1.00	1.00	1.00	45,000.00	45,000.00	74,250							

REVIEW DATE 09/18/2019 BY TWA Total Acres: 1.65 Total Land Value: 74,250 Market: 0 Agricultural: 0 Common: 74,250 PRINTED 07/30/2025 BY SYS