PT OF E1/2 LOT 23 (S-5) &
PT OF LOT 22 (S-4)
IN OR 688/874 & OR 787/821

HUDSON HERMAN D JR
151033 CR 108
HILLIARD, FL 32046

2025

10-3N-24-2320-0023-0050

BUILDING CHARACTERISTICS

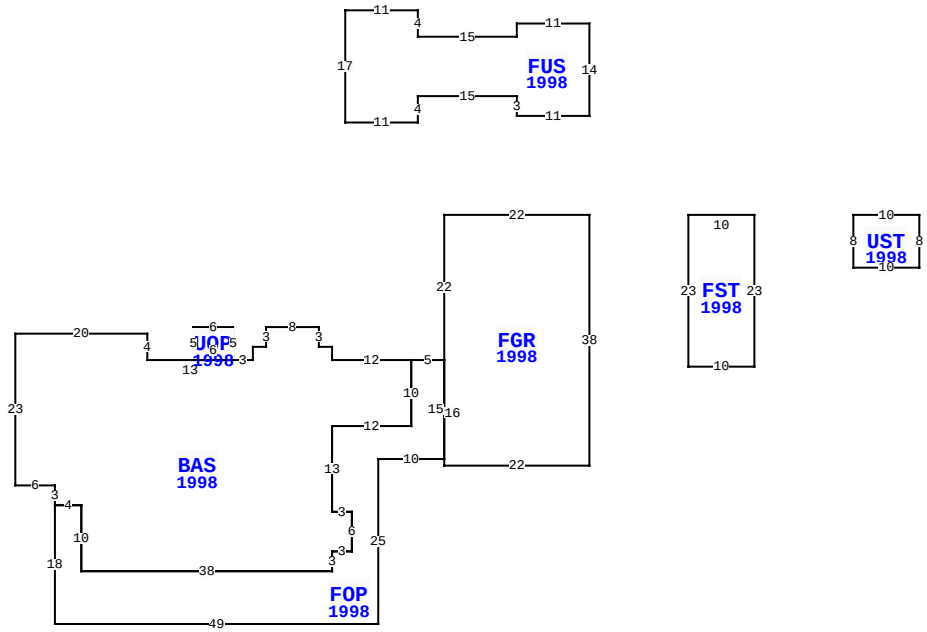
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,684	100	1998	1,684	186,663
FGR	836	55	1998	460	50,989
FOP	668	30	1998	200	22,169
FST	230	55	1998	126	13,967
FUS	476	100	1998	476	52,762
UOP	30	20	1998	6	665
UST	80	45	1998	36	3,991
TOTALS	4,004			2,988	331,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,988	93.9060	123.96	370,392	1998	2003	0	0	0	10.58	89.42

1 SNGL FAM – 100% - 1999 Heated Area: 2160 HX Base Yr 1999



151033 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		446,202
TOTAL MARKET OB/XF VALUE		12,045
TOTAL LAND VALUE - MARKET		99,600
TOTAL MARKET VALUE		557,847
SOH/AGL Deduction		279,972
ASSESSED VALUE		277,875
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		222,153
TOTAL JUST VALUE		557,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21710	GARAGE DOORS	2,000	07/01/2008
M10449	MECH OTHER	0	10/01/2005
E15632	ELEC OTHER	1,500	08/01/2005
R07304	REPAIR/RRF	5,000	03/01/2005
B98	NEW CONSTR	0	04/01/1998
B973682	NEW CONSTR	98,568	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0787/0821	3/14/1997	WD	U	V	07	100
GRANTOR: ROWE MONROE & MADELIN						
GRANTEE: HUDSON HERMAN JR &						
0688/0874	9/16/1993	WD	Q	V	05	11,120
GRANTOR: BARNETT BANK-NASSAU						
GRANTEE: HUDSON HERMAN & E H						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W22 S22 FOP=[YR=1998] W5 BAS=[YR=1998] W12 N2 W2 N3 W8 S3 W2 S2 W3 UOP=[YR=1998] N5 W6 S5 E6 $ W13 N4 W20 S23 E6 S3 E4 S10 E38 N3 E3 N6 W3 N13 E12 N10 $ S10 W12 S13 E3 S6 W3 S3 W38 N10 W4 S18 E49 N25 E10 N15 $ S16 E22 N38 $ PTR= E15 FST=[YR=1998] E10 S23 W10 N23 $ W15 $ PTR= E40 UST=[YR=1998] E10 S8 W10 N8 $ W40 $ PTR= N15 FUS=[YR=1998] N14 W11 S2 W15 N4 W11 S17 E11 N4 E15 S3 E11 $ S15 $.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	5,600	
2	0811	CONCRETE B	0	100	20	38	760.00	SF	5.20	5.20	100	1998	1998	3	73	2,885	
3	0811	CONCRETE B	0	100	0	0	815.00	SF	5.20	5.20	100	2005	2005	3	84	3,560	

LAND DESCRIPTION

TOTAL OB/XF 12,045

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	3.32	AC		1.00	1.00	1.00	30,000.00	30,000.00	99,600							

REVIEW DATE 09/18/2019 BY TWA Total Acres: 3.32 Total Land Value: 99,600 Market: 0 Agricultural: 0 Common: 99,600 PRINTED 07/30/2025 BY SYS

PT OF E1/2 LOT 23 (S-5) &
PT OF LOT 22 (S-4)
IN OR 688/874 & OR 787/821

HUDSON HERMAN D JR
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HILLIARD, FL 32046

2025

10-3N-24-2320-0023-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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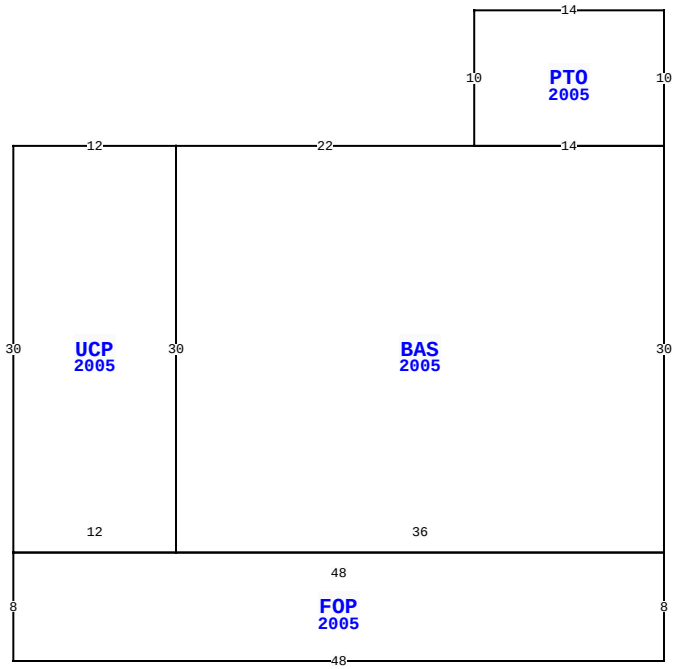
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,080	100	2005	1,080	97,486
FOP	384	30	2005	115	10,380
PTO	140	5	2005	7	632
UCP	360	20	2005	72	6,499
TOTALS	1,964			1,274	114,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,274	99.7360	99.74	127,069	2005	2005	0	0	0	9.50	90.50

2 SINGLE FAM – 100% - 1999 Heated Area: 1080 HX Base Yr 1999



151033 CR 108, HILLIARD

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XF DATE		LAND DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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0688/0874	9/16/1993	WD	Q	V	05	11,120
GRANTOR: BARNETT BANK-NASSAU						
GRANTEE: HUDSON HERMAN & E H						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W14 S10 BAS=[YR=2005] W22 UCP=[YR=2005] W12 S30 FOP=[YR=2005] S8 E48 N8 W48$ E12 N30$ S30 E36 N30 W14$ E14 N10$.

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

REVIEW DATE 09/18/2019 BY TWA Total Acres: 3.32 Total Land Value: 99,600 Market: 0 Agricultural: 0 Common: 99,600 PRINTED 07/30/2025 BY SYS