N1/2 OF LOT 18
IN OR 131 PG 581
L/E IN OR 232/656

DAVIS DONALD T & IRIS M
86004 MACAW RD
YULEE, FL 30297

2025

17-3N-24-2020-0018-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

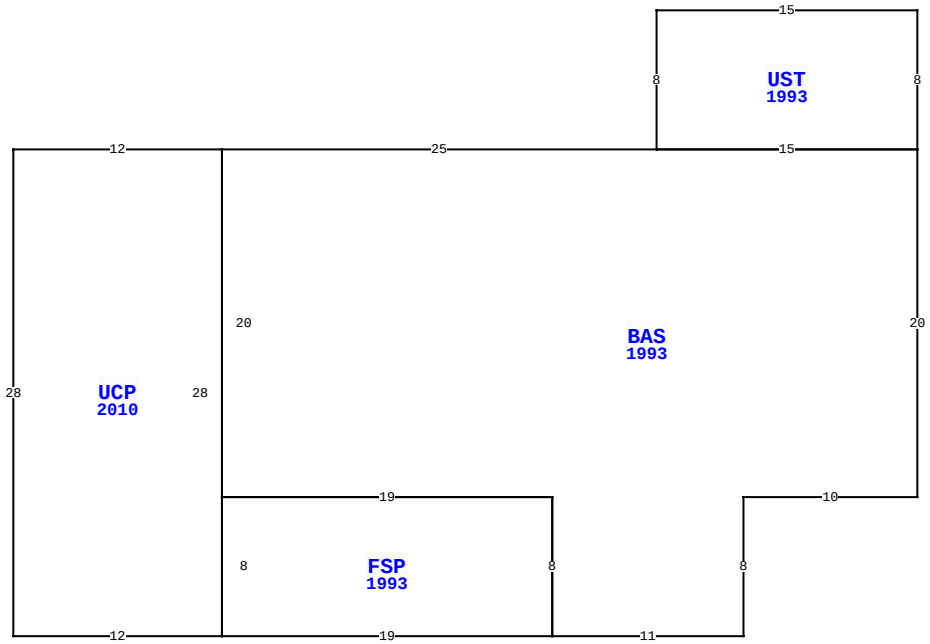
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100	1993	888	77,920
FSP	152	40	1993	61	5,352
UCP	336	20	2010	67	5,879
UST	120	45	1993	54	4,739
TOTALS	1,496			1,070	93,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,070	108.3320	108.33	115,913	1957	1977	0	0	0	19.00	81.00

1 SINGLE FAM – 0% - 0 Heated Area: 888 HX Base Yr



15694 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	93,890
TOTAL MARKET OB/XF VALUE	955
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	192,345
SOH/AGL Deduction	33,386
ASSESSED VALUE	158,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,959
TOTAL JUST VALUE	192,345
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100079	REPAIR/RRF	4,069	07/12/2010
20100077	ADDITION	2,000	07/06/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0232/0655	2/01/1977	QC	U	I		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W15 S8 BAS=[YR=1993] W25 UCP=[YR=2010] W12 S28 E12 FSP=[YR=1993] E19 N8 W19 S8$ N28$ S20 E19 S8 E11 N8 E10 N20 W15$ E15N8$.

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	0810	CONCRETE A	0	0	0	0	204.00	SF	6.50	6.50	100	1997	1997	3	72	955	

LAND DESCRIPTION

TOTAL OB/XF 955

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	0004	A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS