LOT 27
IN OR 2429/1333
CORNWALL SURVEY

CARTER CAREY T JR & DAWN M
15750 CR 108
HILLIARD, FL 32046

2025

17-3N-24-2020-0027-0000

BUILDING CHARACTERISTICS

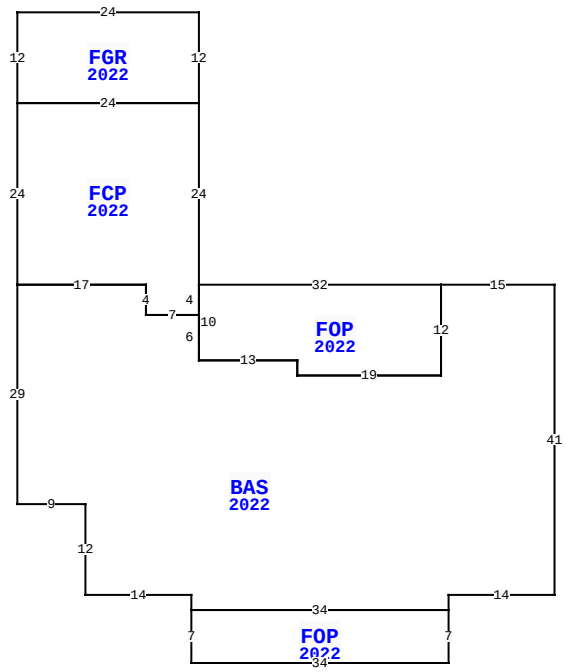
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	2,485	100	2022	2,485	403,944
FCP	604	25	2022	151	24,546
FGR	288	55	2022	158	25,683
FOP	238	30	2022	71	11,541
FOP	358	30	2022	107	17,394
TOTALS	3,973			2,972	483,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,972	103.4000	163.37	485,536	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2485 HX Base Yr 2023



15750 CR 108, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	05/08/2023 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		483,108
TOTAL MARKET OB/XF VALUE		38,608
TOTAL LAND VALUE - MARKET		239,625
TOTAL MARKET VALUE		603,518
SOH/AGL Deduction		166,609
ASSESSED VALUE		436,909
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		381,187
TOTAL JUST VALUE		761,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230361	POLE SHED		10/06/2023
20210279	NEW CONSTR	0	12/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2429/1333	2/01/2021	WD	Q	V	01	115,000
GRANTOR: PAOLILLO KELLAM EDWAR						
GRANTEE: CARTER CAREY T JR &						
2258/1359	2/12/2019	WD	Q	V	01	70,000
GRANTOR: HATFIELD DONALD						
GRANTEE: PAOLILLO KELLAM EDW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FOP=[YR=2022] W32 FCP=[YR=2022] N24
FGR=[YR=2022] N12 W24 S12 E24$ W24 S24 E17 S4 E7 N4$ S10 E13
S2 E19 N12$ S12 W19 N2 W13 N6 W7 N4 W17 S29 E9 S12 E14 S2
FOP=[YR=2022] S7 E34 N7 W34$ E34 N2 E14 N41$.

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	0812	CONCRETE C	1	100	0	0	1,420.00	SF	4.00	4.00	100	2024	2023		100	5,680	
2	0680	POLE SHED	0	100	60	56	3,360.00	SF	10.00	10.00	100	2024	2023		98	32,928	

LAND DESCRIPTION

TOTAL OB/XF 38,608

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	005000	C	AGRICULTURAL	100	0004	A-1	0.00	0.00	1.75	AC		1.00	1.00	1.00	45,000.00	45,000.00	78,750							
2	006005	A	PASTURE - GR	0	0004	A-1			8.25	AC		1.00	1.00	1.00	370.00	370.00	3,052							
3	009910	M	MARKET VALUE	0	0004	A-1			8.25	AC		1.00	1.00	1.00	19,500.00	19,500.00	160,875							

REVIEW DATE 08/08/2023 BY WW Total Acres: 10.00 Total Land Value: 81,802 Market: 160,875 Agricultural: 3,052 Common: 78,750 PRINTED 07/30/2025 BY SYS