LOT S1/2 OF 40
IN OR 1761/1289
CORNWALL SURVEY

WALDO HEIDI AMANDA
15737 COUNTY ROAD 108
HILLIARD, FL 32046

2025

17-3N-24-2020-0040-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

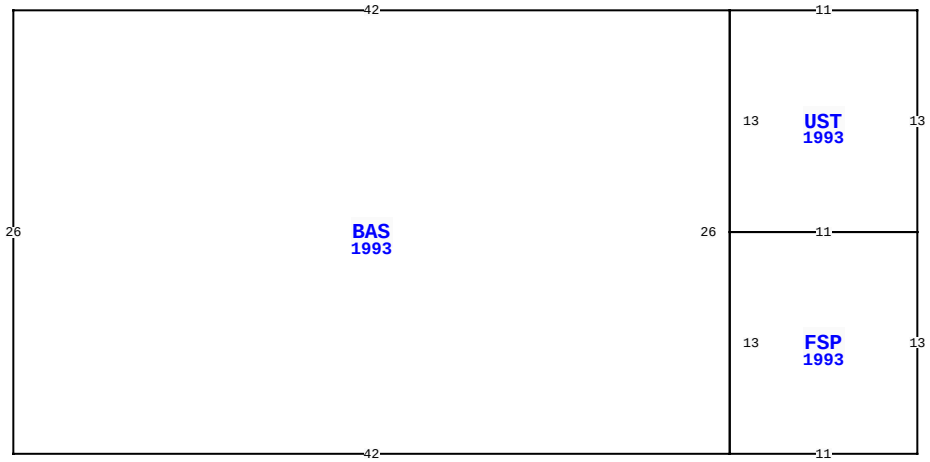
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1993	1,092	73,358
FSP	143	40	1993	57	3,829
UST	143	45	1993	64	4,299
TOTALS	1,378			1,213	81,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,213	103.3500	103.35	125,364	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2012 Heated Area: 1092 HX Base Yr 2012



15737 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		81,487
TOTAL MARKET OB/XF VALUE		3,432
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		182,419
SOH/AGL Deduction		86,875
ASSESSED VALUE		95,544
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,822
TOTAL JUST VALUE		182,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110249	REPAIR/RRF	2,000	11/10/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1761/1289	10/20/2011	QC	U	I	11	0
GRANTOR: HODGES BAILEY & RONAL						
GRANTEE: WALDO HEIDI AMANDA						
1208/1552	2/17/2004	QC	U	I	18	100
GRANTOR: HODGES MARY LEE L/E						
GRANTEE: HODGES BAILEY & RON						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W11 BAS=[YR=1993] W42 S26 E42 FSP=[YR=1993] E11 N13 W11 S13$ N26$ S13 E11 N13$.

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	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2005	2005	3	22	1,320	
2	0681	POLE SHED	0	100	20	11	220.00	SF	15.00	15.00	100	2012	2012	3	64	2,112	

LAND DESCRIPTION

TOTAL OB/XF 3,432

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	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 05/30/2024 BY WWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS