PT OF LOT 47
IN OR 2230/858
CORNWALL SURVEY

ALLGEYER RICHARD H
15695 COUNTY ROAD 108
HILLIARD, FL 32046

2025

17-3N-24-2020-0047-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

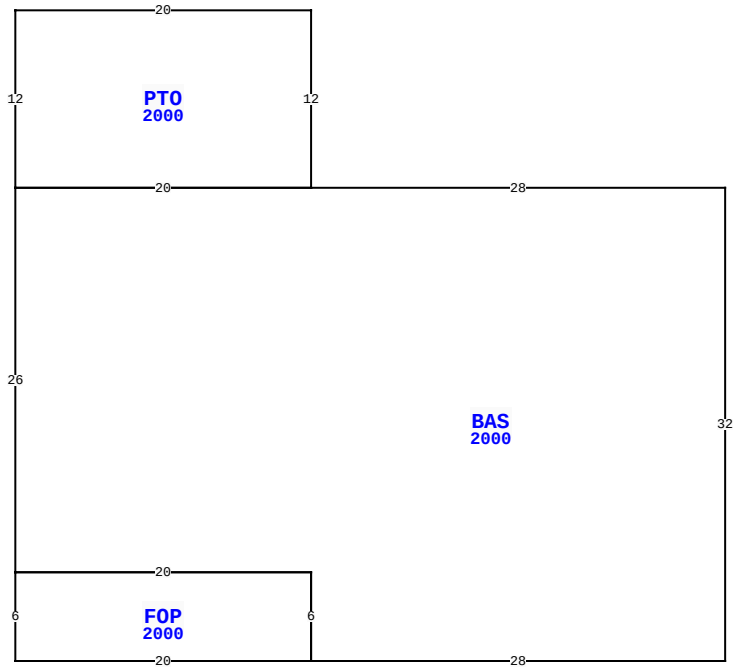
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,416	100	2000	1,416	166,074
FOP	120	30	2000	36	4,222
PTO	240	5	2000	12	1,408
TOTALS	1,776			1,464	171,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,464	132.9009	132.90	194,566	2000	2000	0	0	0	11.75	88.25

2 SINGLE FAM – 100% - 2019 Heated Area: 1416 HX Base Yr 2019



15695 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		207,586
TOTAL MARKET OB/XF VALUE		3,810
TOTAL LAND VALUE - MARKET		41,400
TOTAL MARKET VALUE		252,796
SOH/AGL Deduction		71,720
ASSESSED VALUE		181,076
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,354
TOTAL JUST VALUE		252,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0601008	GARAGE	30,000	01/04/2006
99637	NEW CONSTR	73,400	01/24/2000
9703158	TEMP POLE	0	03/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2230/0858	10/12/2018	WD	Q	I	02	194,000
GRANTOR: KEIM BRYON L & TERRI						
GRANTEE: ALLGEYER RICHARD H						
2033/1152	2/29/2016	WD	Q	I	01	177,000
GRANTOR: SIKES CLYDE C II & MA						
GRANTEE: KEIM BRYON L & TERR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W28 PTO=[YR=2000] N12 W20 S12 E20$ W20 S26
FOP=[YR=2000] S6 E20 N6 W20$ E20 S6 E28 N32$.

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	852.00	SF	5.20	5.20	100	2006	2006	3	86	3,810	

LAND DESCRIPTION

TOTAL OB/XF 3,810

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	0.92	AC		1.00	1.00	1.00	45,000.00	45,000.00	41,400							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 0.92 Total Land Value: 41,400 Market: 0 Agricultural: 0 Common: 41,400 PRINTED 07/30/2025 BY SYS

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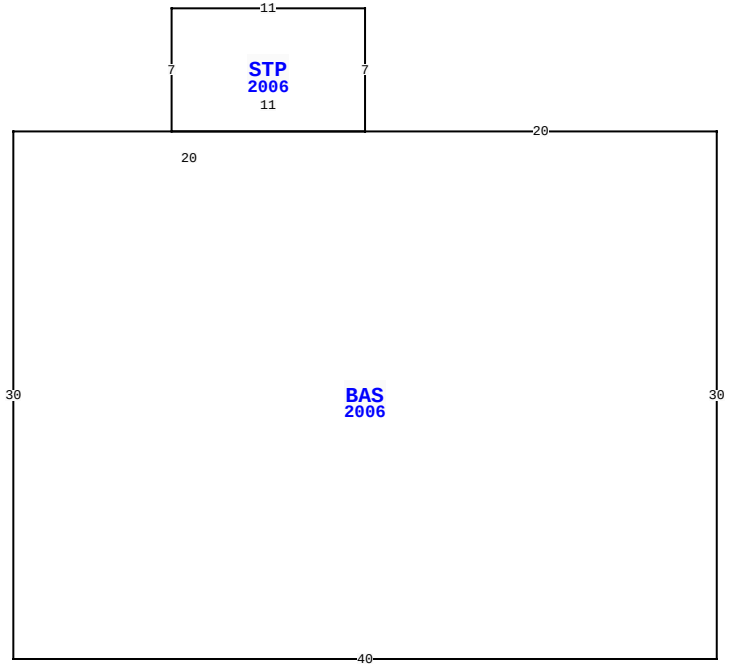
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2006	1,200	35,644
STP	77	10	2006	8	238
TOTALS	1,277			1,208	35,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,208	108.4910	40.14	48,489	2006	2006	0	0	0	26.00	74.00

3 GARAGE RES – 100% - 2019 Heated Area: 1200 HX Base Yr 2019



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GRANTOR: SIKES CLYDE C II & MA						
GRANTEE: KEIM BRYON L & TERR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 STP=[YR=2006] N7 W11 S7 E11$ W20 S30 E40 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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