LOTS 5 6 & 27 IN OR 2516/412
(EX S-1 OF LOT 26 & OR 2472/863
OR 2472/865)

TITTLE STARLENE A L/E/
15642 CR 108
HILLIARD, FL 32046

2025

20-3N-24-2020-0005-0000

BUILDING CHARACTERISTICS

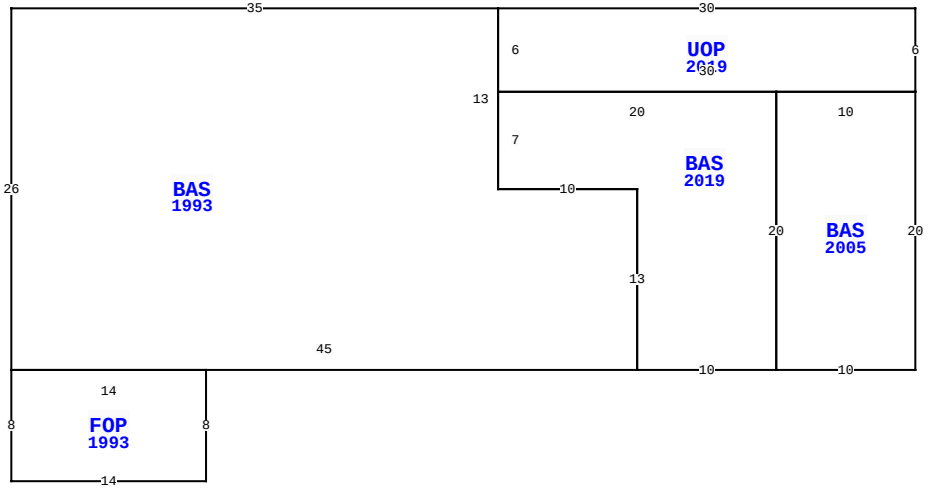
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
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	1,040	100	1993	1,040	72,793
BAS	200	100	2005	200	13,999
BAS	270	100	2019	270	18,898
FOP	112	30	1993	34	2,380
UOP	180	20	2019	36	2,520
TOTALS	1,802			1,580	110,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,580	106.8603	106.86	168,839	1951	1970	0	0	0	34.50	65.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1510 HX Base Yr 2006



15642 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	110,590
TOTAL MARKET OB/XF VALUE	65,596
TOTAL LAND VALUE - MARKET	334,765
TOTAL MARKET VALUE	233,749
SOH/AGL Deduction	79,226
ASSESSED VALUE	154,523
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	103,801
TOTAL JUST VALUE	510,951
NCON VALUE	65,596
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240006145	INSTALL FIBERGLAS	117,232	05/22/2024
20000915	REPAIR/RRF	6,000	01/30/2020
4008	H/AC	2,400	11/08/1991
7674	REPAIR/RRF	1,000	11/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/0412	10/22/2021	WD	U	I	11	100
GRANTOR: TITTLE STARLENE A						
GRANTEE: TITTLE STARLENE A L						
1369/0457	11/23/2005	WD	Q	I		390,000
GRANTOR: SASSER ELIZABETH &						
GRANTEE: TITTLE STARLENE A						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W30 BAS=[YR=1993] W35 S26 FOP=[YR=1993] S8 E14 N8 W14 $ E45 BAS=[YR=2019] E10 BAS=[YR=2005] E10 N20 W10 S20$ N20 W20 S7 E10 S13$ N13 W10 N13$ S6 E30 N6$.

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	0866	POOL FIBER	0	100	0	0	658.00	SF	72.00	72.00	100	2025	2024		100	47,376	
2	0855	CONC PAVER	0	100	0	0	1,622.00	SF	10.00	10.00	100	2025	2024		100	16,220	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 65,596

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	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	11.59	AC		1.00	1.00	1.00	370.00	370.00	4,288							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	390.00	390.00	7,800							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	190.00	190.00	475							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	34.09	AC		1.00	1.00	1.00	8,500.00	8,500.00	289,765							

REVIEW DATE 12/13/2024 BY WWX Total Acres: 35.09 Total Land Value: 57,563 Market: 289,765 Agricultural: 12,563 Common: 45,000 PRINTED 07/30/2025 BY SYS