

PT OF LOT 34 (S-8)
IN OR 2335/235
CORNWALL SURVEY

CHURCH KENNETH J
15673 COUNTY ROAD 108
HILLIARD, FL 32046

2025

20-3N-24-2020-0034-0080



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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

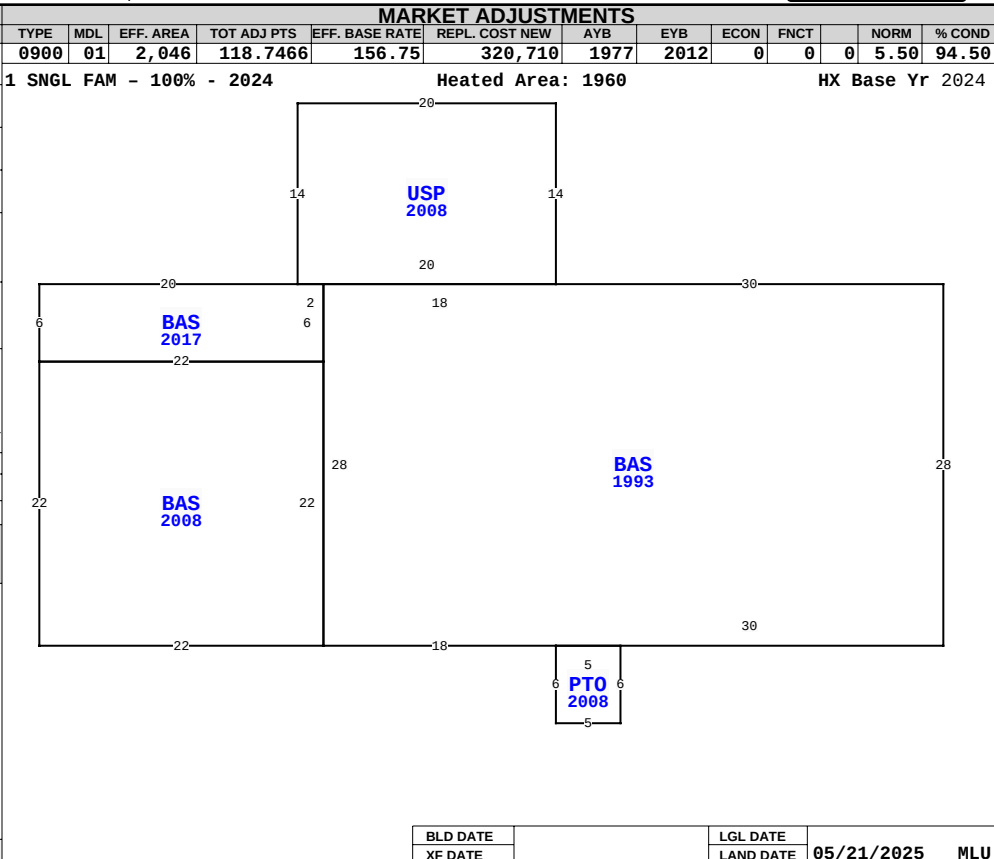
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	1,344	100	1993	1,344	199,085
BAS	484	100	2008	484	71,694
BAS	132	100	2017	132	19,553
PTO	30	5	2008	2	297
USP	280	30	2008	84	12,443
TOTALS	2,270			2,046	303,071

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	
2	0510	GARAGE WD-	0	100	20	12	240.00	SF	35.00	35.00	
3	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0004	OR	0.00	0.00	1.14	AC	



15673 CR 108, HILLIARD											
BLD DATE			LGL DATE			05/21/2025			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						303,071					
TOTAL MARKET OB/XF VALUE						6,686					
TOTAL LAND VALUE - MARKET						51,300					
TOTAL MARKET VALUE						361,057					
SOH/AGL Deduction						21,653					
ASSESSED VALUE						339,404					
TOTAL EXEMPTION VALUE						HX HB 50,722					
BASE TAXABLE VALUE						288,682					
TOTAL JUST VALUE						361,057					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						329,839					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005767	REPAIR/RRF	8,610	09/20/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2337/0235	1/31/2020	WD	Q	I	01	234,000			
GRANTOR: CALVERT RICHARD L & M									
GRANTEE: CHURCH KENNETH J									
2150/1362	10/04/2017	WD	Q	I	02	196,000			
GRANTOR: WILLIS DEBORAH KELLEY									
GRANTEE: CALVERT RICHARD L &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W30 USP=[YR=2008] N14 W20 S14 BAS=[YR=2017] W20 S6 BAS=[YR=2008] S22 E22 N22 W22\$ E22 N6 W2\$ E20\$ W18 S28 E18 PTO=[YR=2008] S6 E5 N6 W5\$ E30 N28\$.											