LOT 46 IN OR 1195/801
1997 WEST SW/MH &
1985 SHOW SW/MH

HODGES WILL RANDALL & LISA KATINA
15595 COUNTY ROAD 108
HILLIARD, FL 32046

2025

20-3N-24-2020-0046-0000

BUILDING CHARACTERISTICS

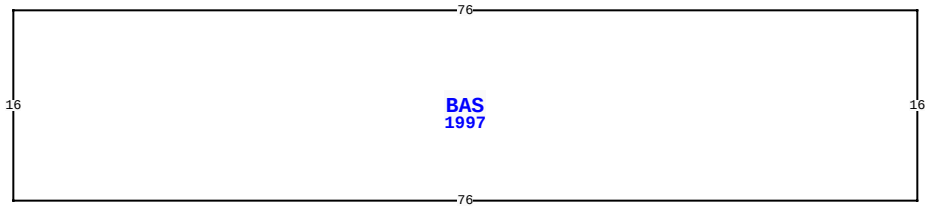
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,216	100	1997	1,216	67,456
TOTALS	1,216			1,216	67,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	135.9600	115.57	140,533	1997	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2000 Heated Area: 1216 HX Base Yr 2000



15595 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

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		84,917
TOTAL MARKET OB/XF VALUE		320
TOTAL LAND VALUE - MARKET		226,000
TOTAL MARKET VALUE		158,357
SOH/AGL Deduction		77,707
ASSESSED VALUE		80,650
TOTAL EXEMPTION VALUE	HX HB	43,295
BASE TAXABLE VALUE		37,355
TOTAL JUST VALUE		311,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044402	MH MOVE-ON	0	01/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1195/0801	12/16/2003	QC	Q	I	01	100
GRANTOR: HODGES WILL RANDALL						
GRANTEE: HODGES WILL R & LIS						
0811/1625	10/30/1997	WD	Q	I	01	100
GRANTOR: HODGES DEAN C & VILLA						
GRANTEE: HODGES WILL RANDALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W76 S16 E76 N16 $.

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	0751	UOP	0	100	10	16	160.00	SF	10.00	10.00	100	1980	1980	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 320

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		0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005000	C	AGRICULTURAL	100	0004		0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
3	005600	A	TIMBER 3 N S	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	390.00	390.00	3,120							
4	009910	M	MARKET VALUE	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	156,000							

REVIEW DATE 06/04/2020 BY TWA Total Acres: 10.00 Total Land Value: 73,120 Market: 156,000 Agricultural: 3,120 Common: 70,000 PRINTED 07/30/2025 BY SYS

LOT 46 IN OR 1195/801
1997 WEST SW/MH &
1985 SHOW SW/MH

HODGES WILL RANDALL & LISA KATINA
15595 COUNTY ROAD 108
HILLIARD, FL 32046

2025

20-3N-24-2020-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

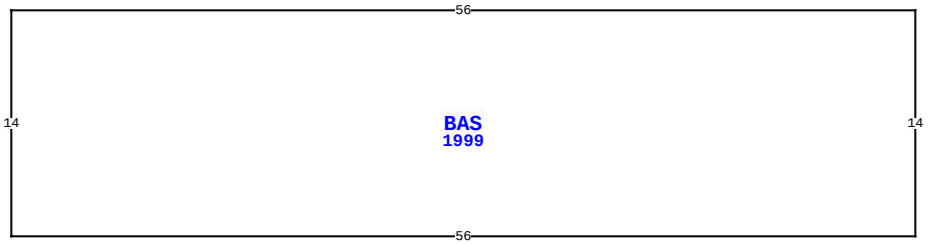
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1999	784	17,461
TOTALS	784			784	17,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	92.8000	74.24	58,204	1985	1985	0	0	0	70.00	30.00

3 M/H 93- – 0% - 2000 Heated Area: 784 HX Base Yr 2000



15595 CR 108, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		84,917
TOTAL MARKET OB/XF VALUE		320
TOTAL LAND VALUE - MARKET		226,000
TOTAL MARKET VALUE		158,357
SOH/AGL Deduction		77,707
ASSESSED VALUE		80,650
TOTAL EXEMPTION VALUE	HX HB	43,295
BASE TAXABLE VALUE		37,355
TOTAL JUST VALUE		311,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1195/0801	12/16/2003	QC	Q	I	01	100
GRANTOR: HODGES WILL RANDALL						
GRANTEE: HODGES WILL R & LIS						
0811/1625	10/30/1997	WD	Q	I	01	100
GRANTOR: HODGES DEAN C & VILLA						
GRANTEE: HODGES WILL RANDALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S14 E56 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/04/2020 BY TWA Total Acres: 10.00 Total Land Value: 73,120 Market: 156,000 Agricultural: 3,120 Common: 70,000 PRINTED 07/30/2025 BY SYS