

HUTCHISON BRYAN LEE & ANGELA MICHELLE
15530 CR 108
HILLIARD, FL 32046

20-3N-24-2600-0005-0000

[illegible]

LOT 5
HILL FARMS OR 2540/136
UTIL ESMT IN OR 2593-792

HUTCHISON BRYAN LEE & ANGELA MICHELLE
15530 CR 108
HILLIARD, FL 32046

2025

20-3N-24-2600-0005-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 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			09
NEIGHBORHOOD/LOC	9001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	2022	780	16,457
TOTALS	780			780	16,457

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	780	58.1900	21.53	16,793	2022	2022	0	0	2.00	98.00
2 GARAGE RES - 100% - 2024 Heated Area: 780 HX Base Yr 2024											
26 30 BAS 2022 30 26											
15530 CR 108, HILLIARD											
						BLD DATE				LGL DATE	05/07/2025 MLU
						XF DATE				LAND DATE	
						INC DATE				AG DATE	

NASSAU COUNTY PROPERTY										PAGE 2 of 2		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						426,720						
TOTAL MARKET OB/XF VALUE						5,512						
TOTAL LAND VALUE - MARKET						87,500						
TOTAL MARKET VALUE						519,732						
SOH/AGL Deduction						19,897						
ASSESSED VALUE						499,835						
TOTAL EXEMPTION VALUE						HX HB		50,722				
BASE TAXABLE VALUE						449,113						
TOTAL JUST VALUE						519,732						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						485,748						