LOT 13
HILL FARMS OR 2540/136

MARINO TRINIDAD
15566 CR 108
HILLIARD, FL 32046

2025

20-3N-24-2600-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

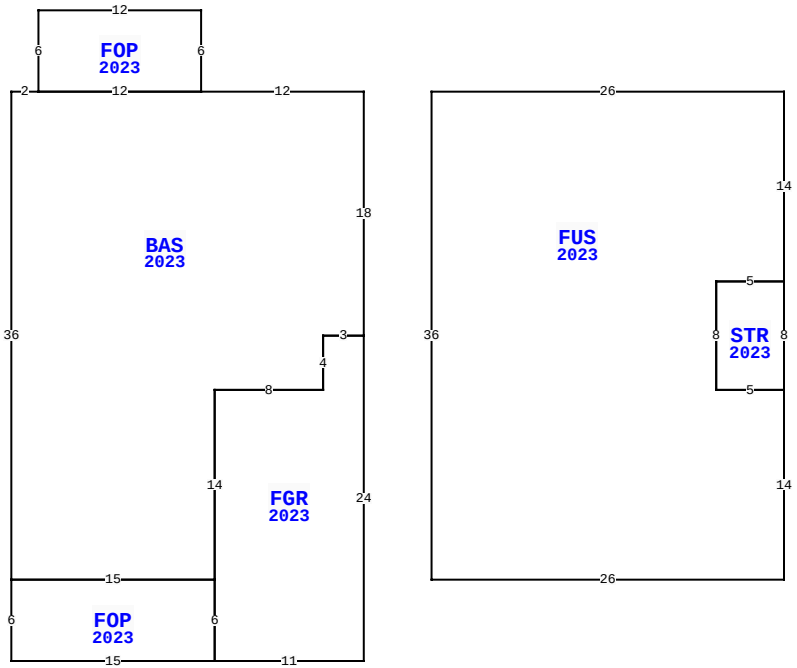
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	770	100	2023	770	121,983
FGR	232	55	2023	128	20,278
FOP	72	30	2023	22	3,485
FOP	90	30	2023	27	4,277
FUS	896	100	2023	896	141,944
STR	40	10	2023	4	634
TOTALS	2,100			1,847	292,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,847	120.0150	158.42	292,602	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1666 HX Base Yr



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

15566 CR 108, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	292,602
TOTAL MARKET OB/XF VALUE	7,220
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	353,822
SOH/AGL Deduction	0
ASSESSED VALUE	353,822
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,822
TOTAL JUST VALUE	353,822
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005107			04/20/2023
22011524	NEW CONSTR	308,885	07/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/293	6/30/2023	WD	Q	I	01	384,900
GRANTOR: MASON & MAGNOLIA LLC						
GRANTEE: MARINO TRINIDAD						
2546/0909	3/10/2022	WD	Q	V	01	60,200
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: MASON & MAGNOLIA LL						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=81,10] W26 S36 E26 N14 W5 N8 E5 N14 $
BAS=[YR=2023;ORIG=50,10] W12 W12 W2 S36 E15 N14 E8 N4 E3 N18 $
FGR=[YR=2023;ORIG=50,28] W3 S4 W8 S14 S6 E11 N24 $
FOP=[YR=2023;ORIG=39,46] W15 S6 E15 N6 $
FOP=[YR=2023;ORIG=38,4] W12 S6 E12 N6 $
STR=[YR=2023;ORIG=81,24] W5 S8 E5 N8 $
.

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	0812	CONCRETE C	0	0	0	0	1,805.00	SF	4.00	4.00	100	2024	2023		100	7,220	

LAND DESCRIPTION

TOTAL OB/XF 7,220

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	0			0.00	0.00	1.20	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,000							

REVIEW DATE 12/19/2022 BY WW Total Acres: 1.20 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/30/2025 BY SYS