PT LOT 30
IN OR 2569/1778
ESMT IN OR 2623-789

DRURY BLAKE & CHRISTA
15555 CR 108
HILLIARD, FL 32046

2025

29-3N-24-2020-0030-0050

BUILDING CHARACTERISTICS

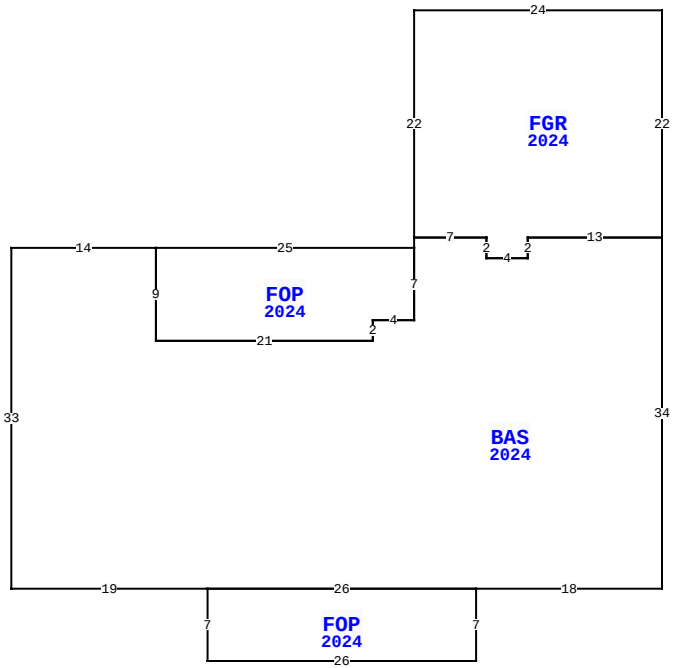
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,878	100	2024	1,878	265,286
FGR	536	55	2024	295	41,672
FOP	182	30	2024	55	7,769
FOP	217	30	2024	65	9,182
TOTALS	2,813			2,293	323,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,293	107.0160	141.26	323,909	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1878 HX Base Yr 2024



15555 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
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		323,909
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		81,900
TOTAL MARKET VALUE		407,809
SOH/AGL Deduction		33,937
ASSESSED VALUE		373,872
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		323,150
TOTAL JUST VALUE		407,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220015020	CO ISSUED		11/03/2023
22015020	NEW CONSTR	311,136	10/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2569/1778	6/12/2022	WD	U	V	11	100

GRANTOR: DRURY THOMAS W JR & B

GRANTEE: DRURY BLAKE & CHRIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=93,9] W13 S2 W4 N2 W7 S1 S7 W4 S2 W21 N9 W14 S33 E19 E26 E18 N34 $
FGR=[YR=2024;ORIG=69,-13] E24 S22 W13 S2 W4 N2 W7 N22 $
FOP=[YR=2024;ORIG=49,43] E26 S7 W26 N7 $
FOP=[YR=2024;ORIG=44,10] E25 S7 W4 S2 W21 N9 $
.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	100		OR	0.00	0.00	1.82	AC		1.00	1.00	1.00	45,000.00	45,000.00	81,900							

REVIEW DATE 12/08/2023 BY WW Total Acres: 1.82 Total Land Value: 81,900 Market: 0 Agricultural: 0 Common: 81,900 PRINTED 07/30/2025 BY SYS