PT OF SW1/4 OF NE1/4
W OF HWY 108 EX 2-1 2-2 & 2-3
PT OF SE 1/4 W OF 108

ROMERO VICTORIA T
15456 CR 108
HILLIARD, FL 32046

2025

30-3N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

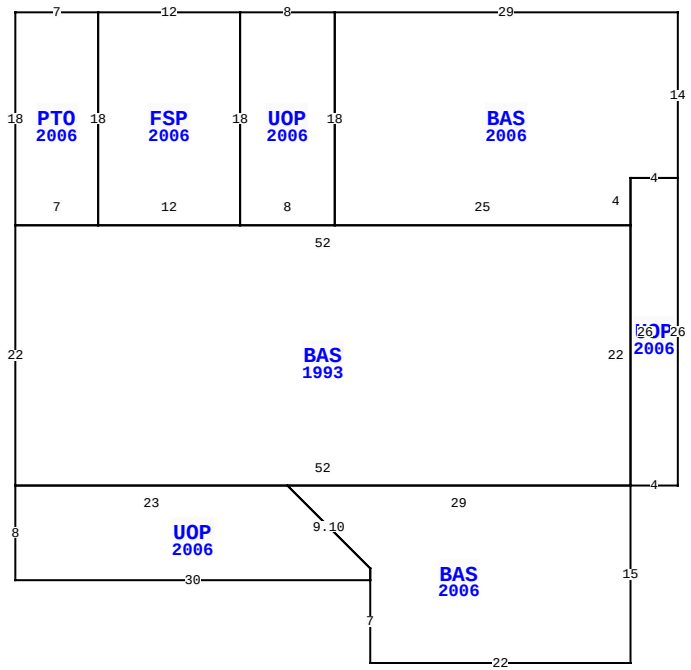
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 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	1,144	100	1993	1,144	97,693
BAS	355	100	2006	355	30,316
BAS	506	100	2006	506	43,211
FSP	216	40	2006	86	7,344
PTO	126	5	2006	6	513
UOP	104	20	2006	21	1,793
UOP	144	20	2006	29	2,476
UOP	216	20	2006	43	3,672
TOTALS	2,811			2,190	187,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,190	102.8020	102.80	225,132	1961	1985	0	0	0	16.93	83.07

2 SINGLE FAM - 100% - 2019 Heated Area: 2005 HX Base Yr 2019



15456 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		205,679
TOTAL MARKET OB/XF VALUE		8,418
TOTAL LAND VALUE - MARKET		265,050
TOTAL MARKET VALUE		310,397
SOH/AGL Deduction		149,202
ASSESSED VALUE		161,195
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		55,473
TOTAL JUST VALUE		479,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952232	ADDITION	28,290	09/01/1995
B952004	HOUSEMVING	0	06/01/1995
3579	H/AC	3,200	10/30/1990
6193	REMODEL	5,000	01/03/1990
7937	MH MOVE-ON	29,500	09/25/1989
5795	XFOB	1,360	06/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2209/1756	5/15/2018	QC	U	I	11	100
GRANTOR: ECKSTEIN KARL						
GRANTEE: ROMERO VICTORIA T						
1434/0513	8/02/2006	WD	Q	I	01	100
GRANTOR: ECKSTEIN KARL J & ZEL						
GRANTEE: ECKSTEIN KARL & ZEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W29 UOP=[YR=2006] W8 FSP=[YR=2006] W12 PTO=[YR=2006] W7 S18 BAS=[YR=1993] S22 UOP=[YR=2006] S8 E30 BAS=[YR=2006] S7 E22 N15 UOP=[YR=2006] E4 N26 W4 S26 $ W29 D7 R7 S1 $ N1 U7 L7 W23 $ E52 N22 W52 $ E7 N18 $ S18 E12 N18 $ S18 E8 N18 $ S18 E25 N4 E4 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
1	0940	SHEDS/PORT	0	100	20	12	240.00	SF	18.00	18.00	100	1970	1970	3	20	864	
2	0812	CONCRETE C	0	100	0	0	2,698.00	SF	4.00	4.00	100	1996	1996	3	70	7,554	

LAND DESCRIPTION

TOTAL OB/XF 8,418

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	OR	0.00	0.00	1.99	AC		1.00	1.00	1.00	45,000.00	45,000.00	89,550							
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	750.00	750.00	6,750							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 01/07/2021 BY TWX Total Acres: 10.99 Total Land Value: 96,300 Market: 175,500 Agricultural: 6,750 Common: 89,550 PRINTED 07/30/2025 BY SYS

PT OF SW1/4 OF NE1/4
W OF HWY 108 EX 2-1 2-2 & 2-3
PT OF SE 1/4 W OF 108

ROMERO VICTORIA T
15456 CR 108
HILLIARD, FL 32046

2025

30-3N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 70
Interior Floo	01	NONE 30
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

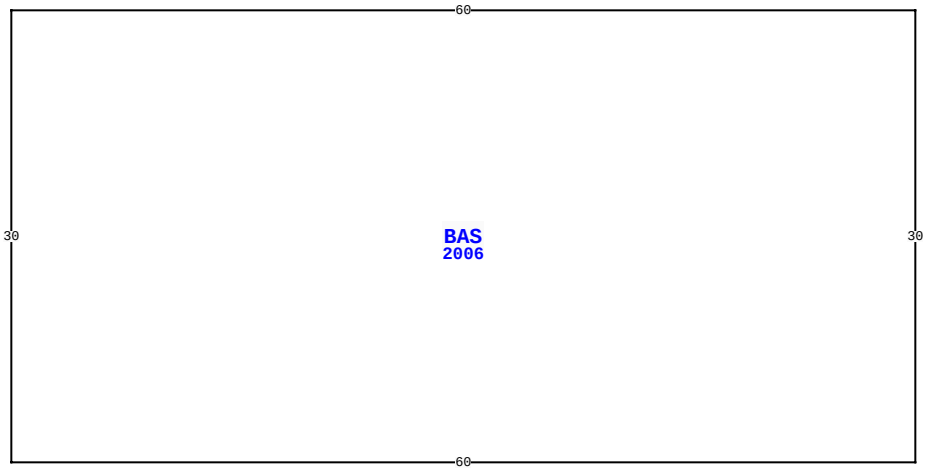
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2006	1,800	18,662
TOTALS	1,800			1,800	18,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	43.1000	15.95	28,710	2002	2002	0	0	0	35.00	65.00

3 GARAGE RES – 100% - 2019 Heated Area: 1800 HX Base Yr 2019



15456 CR 108, HILLIARD

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XF DATE		LAND DATE	05/21/2025 MLU
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BASE TAXABLE VALUE		55,473
TOTAL JUST VALUE		479,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1434/0513	8/02/2006	WD	Q	I	01	100
GRANTOR: ECKSTEIN KARL J & ZEL						
GRANTEE: ECKSTEIN KARL & ZEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W60 S30 E60 N30$.

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 01/07/2021 BY TWX Total Acres: 10.99 Total Land Value: 96,300 Market: 175,500 Agricultural: 6,750 Common: 89,550 PRINTED 07/30/2025 BY SYS