PT OF SW1/4 OF NE1/4
IN OR 2190/450

POLSKY STEPHEN F & KIM T
15474 CR 108
HILLIARD, FL 32046

2025

30-3N-24-0000-0002-0030

BUILDING CHARACTERISTICS

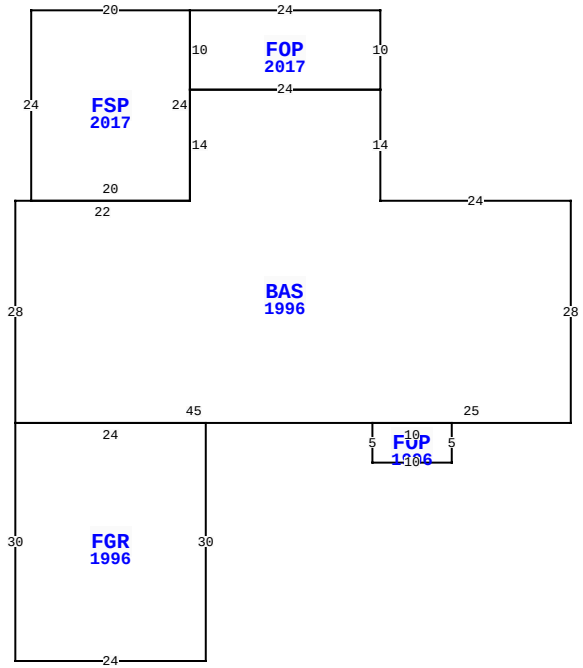
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,296	100	1996	2,296	253,130
FGR	720	55	1996	396	43,658
FOP	50	30	1996	15	1,653
FOP	240	30	2017	72	7,938
FSP	480	40	2017	192	21,168
TOTALS	3,786			2,971	327,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,971	91.2834	120.49	357,976	1996	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2019 Heated Area: 2296 HX Base Yr 2019



15474 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		327,548
TOTAL MARKET OB/XF VALUE		29,807
TOTAL LAND VALUE - MARKET		158,145
TOTAL MARKET VALUE		515,500
SOH/AGL Deduction		204,028
ASSESSED VALUE		311,472
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		260,750
TOTAL JUST VALUE		515,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000652	REPAIR/RRF	5,000	01/24/2018
E0311618	XFOB	1,400	08/01/2003
B007577	CARPORT	13,600	09/01/2000
B9502377	NEW CONSTR	92,885	12/01/1995
B952250	NEW CONSTR	92,885	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2190/0450	4/16/2018	WD	Q	I	01	320,000
GRANTOR: HIRST NEAL A & DEE A						
GRANTEE: POLSKY STEPHEN F &						
0992/1488	6/19/2001	WD	Q	I		226,000
GRANTOR: ROGERS AUBREY LEE & J						
GRANTEE: HIRST NEAL A & DEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W24 N14 FOP=[YR=2017] N10 W24 FSP=[YR=2017] W20 S24 E20 N24$ S10 E24$ W24 S14 W22 S28 FGR=[YR=1996] S30 E24 N30 W24$ E45 FOP=[YR=1996] S5 E10 N5 W10$ E25 N28 $.

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	100	0	0	1,207.50	SF	4.00	4.00	100	1996	1996	3	70	3,381	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	29.75	29.75	100	2000	2000	3	27	3,213	
3	0300	BOAT DCK W	0	100	0	0	336.00	SF	40.00	40.00	100	2003	2003	3	30	4,032	
4	0812	CONCRETE C	0	100	0	0	5,280.00	SF	4.00	4.00	100	2005	2005	3	84	17,741	
5	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00	10.00	100	2024	1997		20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 29,807

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	0004	OR	0.00	0.00	8.11	AC		1.00	1.00	1.00	19,500.00	19,500.00	158,145							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 8.11 Total Land Value: 158,145 Market: 0 Agricultural: 0 Common: 158,145 PRINTED 07/30/2025 BY SYS