

PT OF SW1/4 OF NE1/4
IN OR 1554/702
PARCELS 3-3 & 3-1

TAYLOR DONNA G
15469 COUNTY ROAD 108
HILLIARD, FL 32046

2025

30-3N-24-0000-0003-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 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
BAL	136	15	2010	20	1,644
BAS	3,098	100	1993	3,098	254,579
BAS	750	100	2001	750	61,632
FCP	630	25	1997	158	12,984
FOP	154	30	1993	46	3,780
FOP	272	30	1993	82	6,739
FOP	272	30	1993	82	6,739
FOP	136	30	2010	41	3,369
FUS	714	100	1993	714	58,673
PTO	272	5	2010	14	1,150

TOTALS	6,434			5,005	411,287
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0510	GARAGE WD-	0	100	78	35	2,730.00	SF	35.00
3	0528	GLASS ROOM	0	100	17	13	221.00	SF	45.00
4	0812	CONCRETE C	0	100	0	0	3,307.00	SF	4.00
5	1242	WD DECK A	0	100	0	0	228.00	SF	10.00
6	0680	POLE SHED	0	100	40	15	600.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	3.15

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	5,005	103.0750	103.08	515,915	1974	1974	0	0	20.28	79.72	
1 SINGLE FAM - 100% - 2001 Heated Area: 4562 HX Base Yr 2001												

15469 CR 108, HILLIARD	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1985	1985	3	56	1,120	
2	0510	GARAGE WD-	0	100	78	35	2,730.00	SF	35.00	35.00	100	1995	1995	3	20	19,110	
3	0528	GLASS ROOM	0	100	17	13	221.00	SF	45.00	45.00	100	2001	2001	3	20	1,989	
4	0812	CONCRETE C	0	100	0	0	3,307.00	SF	4.00	4.00	100	1997	1997	3	72	9,524	
5	1242	WD DECK A	0	100	0	0	228.00	SF	10.00	10.00	100	2010	2010	3	40	912	
6	0680	POLE SHED	0	100	40	15	600.00	SF	10.00	10.00	100	2003	2003	3	30	1,800	

TOTAL OB/XF															34,455		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
04 OR	0.00	0.00	3.15	AC		1.00	1.00	0.75	30,000.00	22,500.00							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		411,287			
TOTAL MARKET OB/XF VALUE		34,455			
TOTAL LAND VALUE - MARKET		70,875			
TOTAL MARKET VALUE		516,617			
SOH/AGL Deduction		218,386			
ASSESSED VALUE		298,231			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		247,509			
TOTAL JUST VALUE		516,617			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		488,862			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24000	ADDITION	5,490	10/01/2010
B0108180	XFOB	16,000	04/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1554/0702	3/06/2008	QC	Q	I	06	100	
GRANTOR: TAYLOR TOMMY H							
GRANTEE: TAYLOR DONNA G							
0960/1591	12/05/2000	WD	U	I	07	100	
GRANTOR: ROGERS MICHAEL D & BR							
GRANTEE: TAYLOR TOMMY H & DO							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2001] W25 S30 FCP=[YR=1997] W5 S6 BAS=[YR=1993] W27 FOP=[YR=1993] N4 FOP=[YR=2010] N4 PTO=[YR=2010] N8 W34 S8 E34\$ W34 S4 E34\$ W34 S8 E34 N4 \$ S4 W34 N4 W27 S47 E27 N22 E34 FOP=[YR=1993] S22 E7 N22 W7\$E7 S22 E20 N47\$ S15 E30 N21 W25\$ E25 N30\$ PTR=E20 BAL=[YR=2010] E34 S4 FOP=[YR=1993] S8 FUS=[YR=1993] S21 W34 N21 E34\$ W34 N8 E34\$ W34 N4\$ W20\$.									