



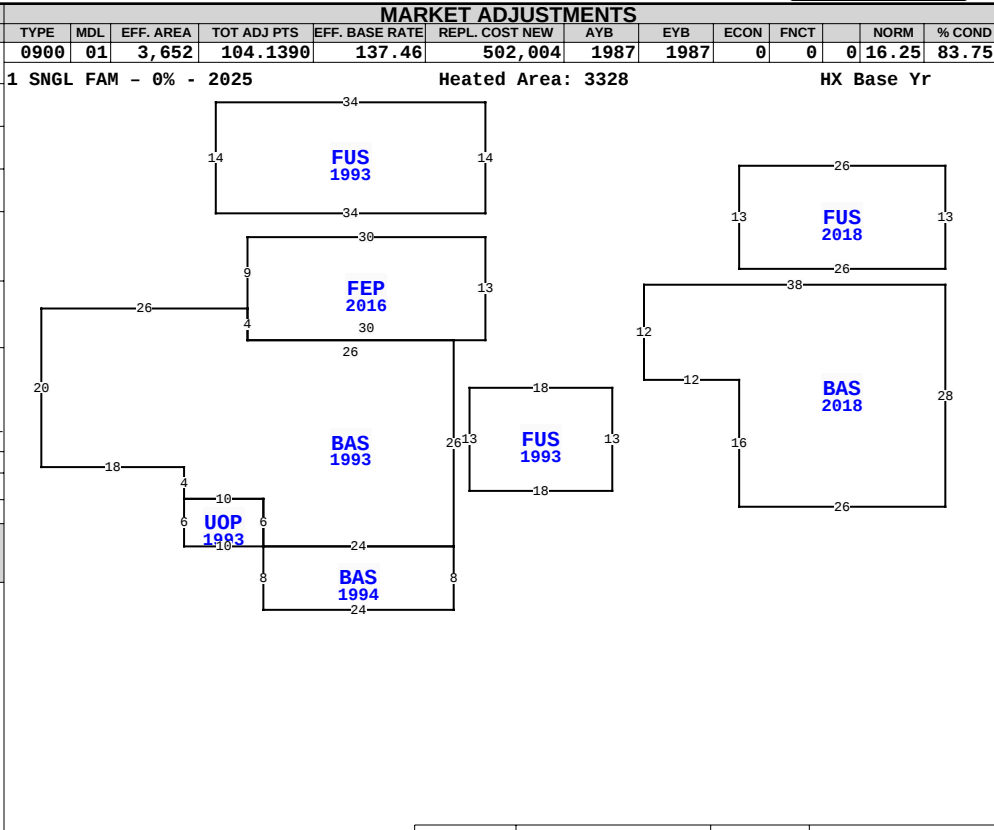
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 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	1,216	100	1993	1,216	139,989
BAS	192	100	1994	192	22,103
BAS	872	100	2018	872	100,387
FEP	390	80	2016	312	35,919
FUS	234	100	1993	234	26,939
FUS	476	100	1993	476	54,798
FUS	338	100	2018	338	38,911
UOP	60	20	1993	12	1,382
TOTALS	3,778			3,652	420,428

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	18	8	144.00	SF	6.50	6.50	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
3	0681	POLE SHED	0	0	26	34	884.00	SF	15.00	15.00	
4	0681	POLE SHED	0	0	26	12	312.00	SF	15.00	15.00	
5	0681	POLE SHED	0	0	26	12	312.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0	0005	OR	0.00	0.00	5.07	AC	



15429 CR 108, HILLIARD	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	420,428		
TOTAL MARKET OB/XF VALUE	9,807		
TOTAL LAND VALUE - MARKET	98,865		
TOTAL MARKET VALUE	529,100		
SOH/AGL Deduction	0		
ASSESSED VALUE	529,100		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	529,100		
TOTAL JUST VALUE	529,100		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	410,299		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6815	XFOB	3,264	10/25/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2741/620	9/25/2024	WD	U	I	37	275,000
GRANTOR: NEWLON JOEL & ASHLEIG						
GRANTEE: MUMFORD JAMES NATHA						
2209/499	6/15/2018	WD	Q	I	01	275,000
GRANTOR: BENTON ROBERT LEE III						
GRANTEE: NEWLON JOEL A & ASL						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-30,9] W26 S20 E18 S4 E10 S6 E24 N26 W26 N4 \$											
FUS=[YR=1993;ORIG=0,-3] N14 W34 S14 E34 \$											
FEP=[YR=2016;ORIG=0,0] W30 S9 S4 E30 N13 \$											
FUS=[YR=1993;ORIG=-2,19] E18 S13 W18 N13 \$											
BAS=[YR=1994;ORIG=-28,39] S8 E24 N8 W24 \$											
UOP=[YR=1993;ORIG=-38,33] S6 E10 N6 W10 \$											
BAS=[YR=2018;ORIG=32,34] E26 N28 W38 S12 E12 S16 \$											
FUS=[YR=2018;ORIG=58,-9] W26 S13 E26 N13 \$											