PT OF LOT 62
IN OR 1679/1518
CORNWALL SURVEY

SAYER CHRISTOPHER B & CHONI H
15492 CR 108
HILLIARD, FL 32046

2025

30-3N-24-2020-0062-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

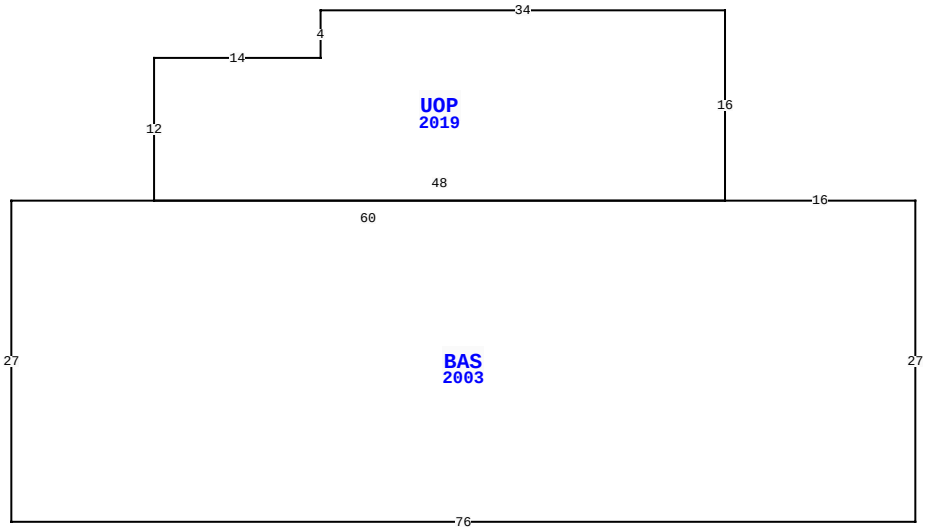
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2003	2,052	134,915
UOP	712	25	2019	178	11,703
TOTALS	2,764			2,230	146,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,230	128.9200	109.58	244,363	2003	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2011 Heated Area: 2052 HX Base Yr 2011



15492 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		146,618
TOTAL MARKET OB/XF VALUE		10,671
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		202,289
SOH/AGL Deduction		112,192
ASSESSED VALUE		90,097
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,375
TOTAL JUST VALUE		202,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036523	MH MOVE-ON	0	01/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1679/1518	5/28/2010	WD	Q	I	02	115,000
GRANTOR: SNELGROVE LONNIE MACK						
GRANTEE: SAYER CHRISTOPHER B						
1071/1422	7/30/2002	WD	Q	I		24,500
GRANTOR: FIELDS DORIS FAIRCLOT						
GRANTEE: SNELGROVE LONNIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 UOP=[YR=2019] N16 W34 S4 W14 S12 E48$ W60 S27 E76 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	2006	2006	3	24	403	
3	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	2017	2017	3	81	7,258	

LAND DESCRIPTION

TOTAL OB/XF 10,671

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/21/2020 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS