

HENDERSON MICHAEL & KAREN L/E/
15501 COUNTY ROAD 108
HILLIARD, FL 32046

30-3N-24-2020-0062-0040

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		25	MOD METAL 100			6500	01	945	62.1000	22.98	21,716	2024	2024	0	0	0	1.00	99.00	VALUATION BY		STANDARD								
Roof Structure		10	STEEL FRME 100			2 GARAGE RES - 100% - 2025														Heated Area: 840				HX Base Yr 2006					
Roof Cover		12	MODULAR MT 100																										
Interior Wall		07	NONE 100																										
Interior Floor		03	CONC FINSH 100																										
Air Condition		01	NONE 100																										
Heating Type		01	NONE 100																										
Bedrooms			0 100																										
Bathrooms			0 100																										
Frame		05	STEEL 100																										
Quality		06	Quality Level 06																										
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	840	100	2024	840	19,110																								
FCP	420	25	2025	105	2,389																								
TOTALS		1,260			945	21,499																							
EXTRA FEATURES					15501 CR 108, HILLIARD										BLD DATE		LGL DATE		05/09/2025				MLU						
	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												