

PT OF LOT 64 IN OR 2517/768
(EX R/W OR 1005/1446 &
R/W OR 1005/1448)

WILKINS STEPHANIE LYNN & JONATHAN
15514 CR 108
HILLIARD, FL 32046

2025

30-3N-24-2020-0064-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100	2019	1,485	215,269
FGR	400	55	2019	220	31,891
FOP	30	30	2019	9	1,304
FOP	144	30	2019	43	6,233

TOTALS	2,059			1,757	254,699
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EXTRA FEATURES					
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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	0812	CONCRETE C	0	100	0	0			1,631.00	SF	4.00				6,328	

LAND DESCRIPTION																
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00

REVIEW DATE	06/25/2019	BY	TW
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,757	114.0950	150.61	264,622	2019	2019	0	0	0	3.75	96.25
1 SNGL FAM - 100% - 2021												
Heated Area: 1485												
HX Base Yr 2021												
15514 CR 108, HILLIARD												

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/21/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF																
6,328																

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 4		
Tax Dist:		
BUILDING MARKET VALUE		254,699
TOTAL MARKET OB/XF VALUE		6,328
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		306,027
SOH/AGL Deduction		94,580
ASSESSED VALUE		211,447
TOTAL EXEMPTION VALUE		50,722
HX HB		
BASE TAXABLE VALUE		160,725
TOTAL JUST VALUE		306,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000458	CO ISSUED	0	01/16/2019
18004083	NEW CONSTR	194,073	04/23/2018

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19000458	CO ISSUED	0	01/16/2019
18004083	NEW CONSTR	194,073	04/23/2018

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2019] W7 FOP=[YR=2019] N12 W12 S12 E12\$ W40 S24						
FGR=[YR=2019] S20 E20 N8 FOP=[YR=2019] E6 N5 W6 S5\$ N12 W20\$						
E20 S7 E6 S8 E21 N39\$.						