

LOT 3
SECTION THIRTY-NINE
OR 2249/815

POKINES SHANE & BARBARA
152547 CR 108
HILLIARD, FL 32046

2025

39-3N-25-1139-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		05
NEIGHBORHOOD/LOC	5016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	2024	1,868	333,868
FGR	1,334	55	2024	734	131,188
FOP	272	30	2024	82	14,656
FOP	288	30	2024	86	15,371
FUS	180	100	2024	180	32,171
FUS	530	100	2024	530	94,727
STR	48	10	2024	5	894
TOTALS	4,520			3,485	622,874

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0	100	51	1,530.00	SF	4.00	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,485	113.1186	178.73	622,874	2023	2023	0	0	0.00	100.00
1 SFR CUST - 100% - 2024											
Heated Area: 2578											
HX Base Yr 2024											

152547 CR 108, HILLIARD	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		768,036	
TOTAL MARKET OB/XF VALUE		9,620	
TOTAL LAND VALUE - MARKET		203,385	
TOTAL MARKET VALUE		981,041	
SOH/AGL Deduction		77,557	
ASSESSED VALUE		903,484	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		852,762	
TOTAL JUST VALUE		981,041	
NCON VALUE		122,143	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		759,321	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240004368	BUILD OUT OF DETA	35,000	04/17/2024
C22-17291	CO		10/18/2023
B2217291	GARAGE	99,720	11/22/2022
22010239	NEW CONSTR	420,046	07/05/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2395/1214	9/22/2020	SW	Q	V	01
GRANTOR: RAYDIENT LLC					
GRANTEE: POKINES SHANE & BAR					

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

BUILDING DIMENSIONS					
BAS=[YR=2024;ORIG=10,10] E19 E1 S8 E17 N8 E1 E20 S29 W8 S13					
W34 N13 W8 N14 W6 N4 W2 N11 \$					
FOP=[YR=2024;ORIG=26,52] E34 S8 W34 N8 \$					
FOP=[YR=2024;ORIG=29,2] S8 E1 S8 E17 N8 E1 N8 W19 \$					
FGR=[YR=2024;ORIG=10,25] E2 N4 W2 N11 N30 W26 S51 E26 N6 \$					
FUS=[YR=2024;ORIG=80,30] E34 N13 W8 N4 W4 W18 S4 W4 S13 \$					
STR=[YR=2024;ORIG=106,1] S4 S8 W4 N12 E4 \$					
FUS=[YR=2024;ORIG=108,5] W2 S8 S4 E8 N12 E8 N6 W14 S6 \$					

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		OR	0.00	0.00	10.43

TOTAL OB/XF									
UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY
AC		1.00	1.00	19,500.00	19,500.00	203,385			

POKINES SHANE & BARBARA
152547 CR 108
HILLIARD, FL 32046

39-3N-25-1139-0003-0000

[illegible]