

MAYO MATTHEW RYAN & BRITNI MARIE
152655 CR 108
HILLIARD, FL 32046

39-3N-25-1139-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 31										0500 01 4,766 97.9540 154.77 737,634 2023 2023 0 0 0.08 99.92										Tax Group: 4 Tax Dist:									
Exterior Wall 20										1 SFR CUST - 100% - 2024 Heated Area: 3716 HX Base Yr 2024										BUILDING MARKET VALUE 737,044									
Roof Structur 08																				TOTAL MARKET OB/XF VALUE 73,431									
Roof Cover 03																				TOTAL LAND VALUE - MARKET 147,690									
Roof Cover 13																				TOTAL MARKET VALUE 958,165									
Interior Wall 05																				SOH/AGL Deduction 123,500									
Interior Floo 13																				ASSESSED VALUE 834,665									
Interior Floo 11																				TOTAL EXEMPTION VALUE HX HB 50,722									
Air Condition 03																				BASE TAXABLE VALUE 783,943									
Heating Type 04																				TOTAL JUST VALUE 958,165									
Bedrooms 03																				NCON VALUE 0									
Bathrooms 02																				INCOME VALUE									
Frame 2.																				PREVIOUS YEAR MKT VALUE 876,184									
Stories 2.																													
Units 0																													
Quality 03																													
DOR CODE 0100																													
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 2,472 100 2024 2,472 382,285																													
FGR 914 55 2024 503 77,787																													
FOP 24 30 2024 7 1,082																													
FOP 362 30 2024 109 16,857																													
FOP 389 30 2024 117 18,094																													
FST 558 55 2024 307 47,476																													
FUS 1,244 100 2024 1,244 192,380																													
STR 70 10 2024 7 1,082																													
TOTALS 6,033 4,766 737,044																													
EXTRA FEATURES										152655 CR 108, HILLIARD																			
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 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2024 2023 100 2,000																													
2 0812 CONCRETE C 0 100 0 0 3,500.00 SF 4.00 4.00 100 2024 2023 100 14,000																													
3 0861 POOL GUNIT 0 100 28 14 392.00 SF 85.00 85.00 100 2024 2023 98 32,654																													
4 0855 CONC PAVER 0 100 0 0 854.00 SF 10.00 10.00 100 2024 2023 100 8,540																													
5 0462 ST/AL FNC 0 100 114 0 456.00 SF 10.00 10.00 100 2024 2023 98 4,469																													
6 0463 FENCE GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2024 2023 99 594																													
7 0940 SHEDS/PORT 0 100 32 12 384.00 SF 30.00 30.00 100 2024 2023 97 11,174																													
LAND DESCRIPTION										TOTAL OB/XF 73,431																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 OR 0.00 0.00 4.85 AC 1.00 1.00 1.00 30,000.00 30,000.00 145,500																													
2 009605 C WETLANDS 100 OR 0.00 0.00 2.19 AC 1.00 1.00 1.00 1,000.00 1,000.00 2,190																													
REVIEW DATE 05/30/2023 BY KW										Total Acres: 7.04 Total Land Value: 147,690 Market: 0 Agricultural: 0 Common: 147,690										PRINTED 07/30/2025 BY SYS									