LOT 19 (EX S-1)
IN OR 1898/159
DELLA WARE HEIGHTS SUB

MILLER JAMES L
15842 CR 108
HILLIARD, FL 32046

2026

08-3N-24-2420-000E-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

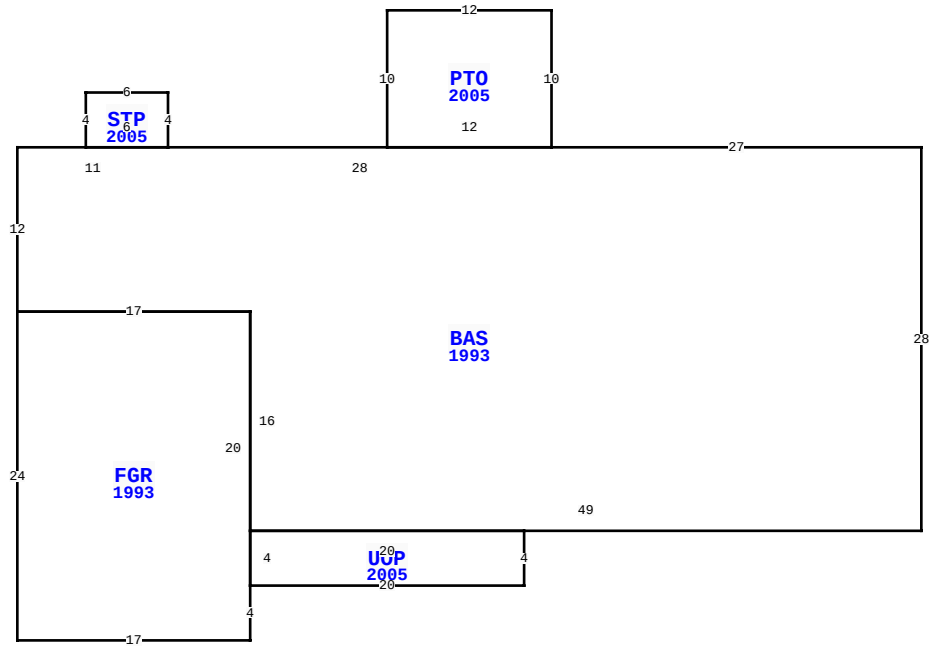
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,576	100	1993	1,576	174,183
FGR	408	55	1993	224	24,757
PTO	120	5	2005	6	663
STP	24	10	2005	2	221
UOP	80	20	2005	16	1,769
TOTALS	2,208			1,824	201,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,824	124.2000	130.41	237,868	1983	1993	0	0	0	15.25	84.75

1 SINGLE FAM 100% - 2015 Heated Area: 1576 HX Base Yr 2015



15842 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		201,593
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		27,945
TOTAL MARKET VALUE		229,538
SOH/AGL Deduction		105,502
ASSESSED VALUE		124,036
TOTAL EXEMPTION VALUE	HX HB VX DX WR	66,411
BASE TAXABLE VALUE		57,625
TOTAL JUST VALUE		229,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110244	H/AC	0	10/17/2011
0301	NEW CONSTR	100,000	03/05/2005
0302	TEMP POLE	0	03/05/2005
0303	MECH OTHER	0	03/05/2005
0304	OTHER	0	03/05/2005
0305	OTHER	0	03/05/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1898/0159	1/13/2014	WD	U	I	11	100
GRANTOR: GUYNN CLARA N						
GRANTEE: MILLER BARBARA A &						
0216/0202	4/19/1976	WD	Q	I		6,200
GRANTOR: SMITH WILLIAM D JR						
GRANTEE: GUYNN TROY L & CLAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 PTO=[YR=2005] N10 W12 S10 E12 $ W28
STP=[YR=2005] N4 W6 S4 E6 $ W11 S12 FGR=[YR=1993] S24 E17
N4 UOP=[YR=2005] E20 N4 W20 S4 $ N20 W17 $ E17 S16 E49 N28 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	R-2	81.00	115.00	81.00	FF		1.00	1.00	1.00	345.00	345.00	27,945							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 27,945 Market: 0 Agricultural: 0 Common: 27,945 PRINTED 07/09/2026 BY SYS