



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	PAGE 1 of 1														
Exterior Wall	30	VINYL 90	0900	01	2,366	93.7566	130.32	308,337	1975	1975	0	0	0	21.13	78.87	VALUATION BY STANDARD													
Exterior Wall	20	FACE BRICK 10	1 SNGL FAM 100% - 2026													Heated Area: 1866													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2026													
Roof Cover	12	MODULAR MT 100																											
Interior Wall	04	PLYWOOD 50																											
Interior Wall	05	DRYWALL 50																											
Interior Floor	14	CARPET 90																											
Interior Floor	08	SHT VINYL 10																											
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	01	Quality Level 01																											
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	1,614	100	1993	1,614	165,892																								
BAS	252	100	2002	252	25,902																								
FGR	520	55	1998	286	29,396																								
FOP	205	30	2002	62	6,373																								
USP	238	30	2002	71	7,298																								
UST	180	45	1998	81	8,326																								
TOTALS	3,009			2,366	243,185																								
EXTRA FEATURES						15959 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	0510	GARAGE WD-	0	100	31	48	1,488.00	SF	35.00	35.00	100	1990	1990	3	20	10,416													
2	0681	POLE SHED	0	100	15	48	720.00	SF	15.00	15.00	100	1990	1990	3	20	2,160													
TOTAL OB/XF																		12,576											
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100	0004	R-1	0.00	0.00	2.55	AC		1.00	1.00	1.00	34,000.00	34,000.00	86,700												
REVIEW DATE 04/30/2026 BY WWA Total Acres: 2.55 Total Land Value: 86,700 Market: 0 Agricultural: 0 Common: 86,700 PRINTED 07/09/2026 BY SYS																													

VALUATION SUMMARY

Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	243,185
TOTAL MARKET OB/XF VALUE	12,576
TOTAL LAND VALUE - MARKET	86,700
TOTAL MARKET VALUE	342,461
SOH/AGL Deduction	65,165
ASSESSED VALUE	277,296
TOTAL EXEMPTION VALUE	56,411
BASE TAXABLE VALUE	220,885
TOTAL JUST VALUE	342,461
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	394,785

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2768/1591	2/11/2025	WD Q	I		05	450,000

GRANTOR: VANZANT FLOYD L & MAR
GRANTEE: LONG MAURICE CLAYTO
0119/0649 1/01/1972 WD Q V 400
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1998] W18 FGR=[YR=1998] W7 BAS=[YR=1993] W21
USP=[YR=2002] N14 W17 S14 E17 \$ W36 BAS=[YR=2002] W9 S28 E9
N28 \$ S28 E24 FOP=[YR=2002] S11 E20 N8 W10 N6 W5 S3 W5 \$ E5
N3 E5 S6 E11 N3 E12 N28 \$ S28 E25 N18 W18 N10 \$ S10 E18 N10 \$