LOT 2
CROSSROADS OR 2297/719
ESMT IN OR 2801/1495

POE CORDON & JANINE
151524 CR 108
HILLIARD FL, FL 32046

2026

09-3N-25-0301-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

151524 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,280
TOTAL LAND VALUE - MARKET	183,800
TOTAL MARKET VALUE	201,080
SOH/AGL Deduction	0
ASSESSED VALUE	201,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,080
TOTAL JUST VALUE	201,080
NCON VALUE	17,280
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004857	NEW RES AC	57,196	05/06/2025
B250003824	6500 30*70 12*25	148,950	04/11/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2725/170	7/03/2024	WD	Q	V	01	200,000
GRANTOR: GRANT DACUS & EMILY N						
GRANTEE: POE CORDON & JANINE						
2519/0800	11/29/2021	WD	Q	V	01	178,000
GRANTOR: SCOTT TIMOTHY & LINDA						
GRANTEE: GRANT DACUS & EMILY						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0680	POLE SHED	0	0	48	36	1,728.00	SF	10.00	10.00	100	2026	2025	03	100	17,280	

LAND DESCRIPTION

TOTAL OB/XF 17,280

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	009900	C	ACREAGE NON-	0		OR	0.00	0.00	9.19	AC		1.00	1.00	1.00	20,000.00	20,000.00	183,800							

REVIEW DATE 12/16/2025 BY TW Total Acres: 9.19 Total Land Value: 183,800 Market: 0 Agricultural: 0 Common: 183,800 PRINTED 07/09/2026 BY SYS