LOT 3
CROSSROADS OR 2297/719
UTIL ESMT IN OR 2459-141

ANDERSON WILLIAM R II & CASSANDRA A
151540 CR 108
HILLIARD, FL 32046

2026

09-3N-25-0301-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

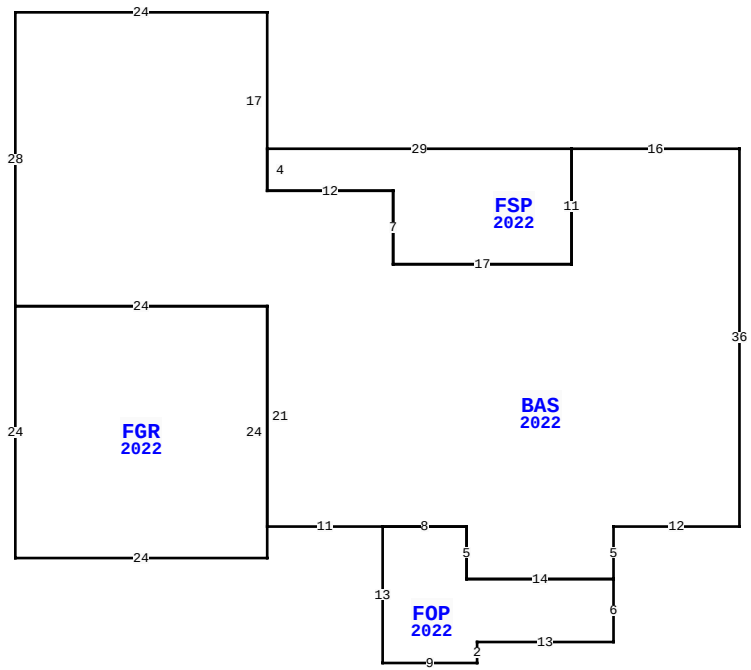
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,127	100	2022	2,127	311,900
FGR	576	55	2022	317	46,484
FOP	190	30	2022	57	8,359
FSP	235	40	2022	94	13,784
TOTALS	3,128			2,595	380,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,595	106.5600	148.12	384,371	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2127 HX Base Yr 2023



151540 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		416,094
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		176,200
TOTAL MARKET VALUE		592,294
SOH/AGL Deduction		76,354
ASSESSED VALUE		515,940
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		464,529
TOTAL JUST VALUE		592,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		581,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006128	CO ISSUED	0	04/20/2022
21011466	NEW CONSTR	318,864	08/30/2021
21004599	XFOB	25,260	04/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2334/1831	1/15/2020	SW	Q	V	01	97,500

GRANTOR: RAYDIENT LLC
GRANTEE: ANDERSON WILLIAM R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FSP=[YR=2022] W29 S4 E12 S7 E17 N11$ S11 W17 N7 W12 N17 W24 S28 FGR=[YR=2022] S24 E24 N24 W24$ E24 S21 E11 FOP=[YR=2022] S13 E9 N2 E13 N6 W14 N5 W8$ E8 S5 E14 N5 E12 N36$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	8.81	AC		1.00	1.00	1.00	20,000.00	20,000.00	176,200							

REVIEW DATE 03/07/2023 BY KW Total Acres: 8.81 Total Land Value: 176,200 Market: 0 Agricultural: 0 Common: 176,200 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

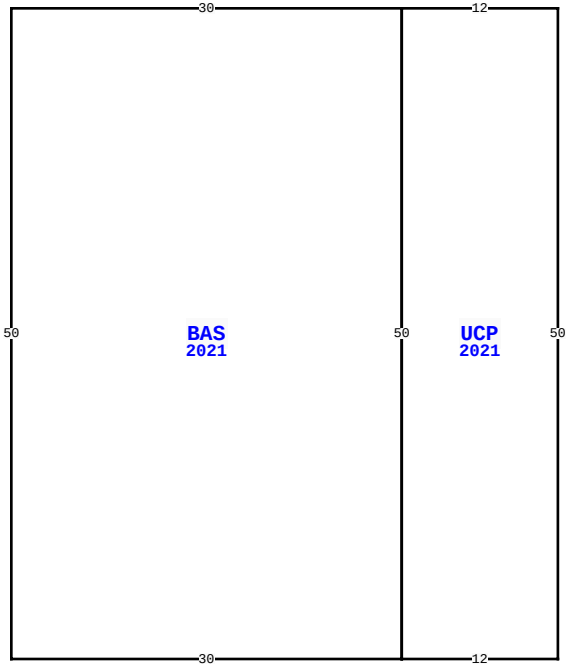
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2021	1,500	32,933
UCP	600	20	2021	120	2,634
TOTALS	2,100			1,620	35,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,620	58.6500	22.87	37,049	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2023 Heated Area: 1500 HX Base Yr 2023



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2334/1831	1/15/2020	SW	Q	V	01	97,500

GRANTOR: RAYDIENT LLC
GRANTEE: ANDERSON WILLIAM R

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W12 BAS=[YR=2021] W30 S50 E30 N50$ S50 E12 N50$.

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

REVIEW DATE 03/07/2023 BY KW Total Acres: 8.81 Total Land Value: 176,200 Market: 0 Agricultural: 0 Common: 176,200 PRINTED 07/09/2026 BY SYS