LOT 7
CROSSROADS OR 2297/719
UTIL ESMT IN OR 2568-1517

WHITE JAMES & AIMEE
151604 CR 108
HILLIARD, FL 32046

2026

09-3N-25-0301-0007-0000

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

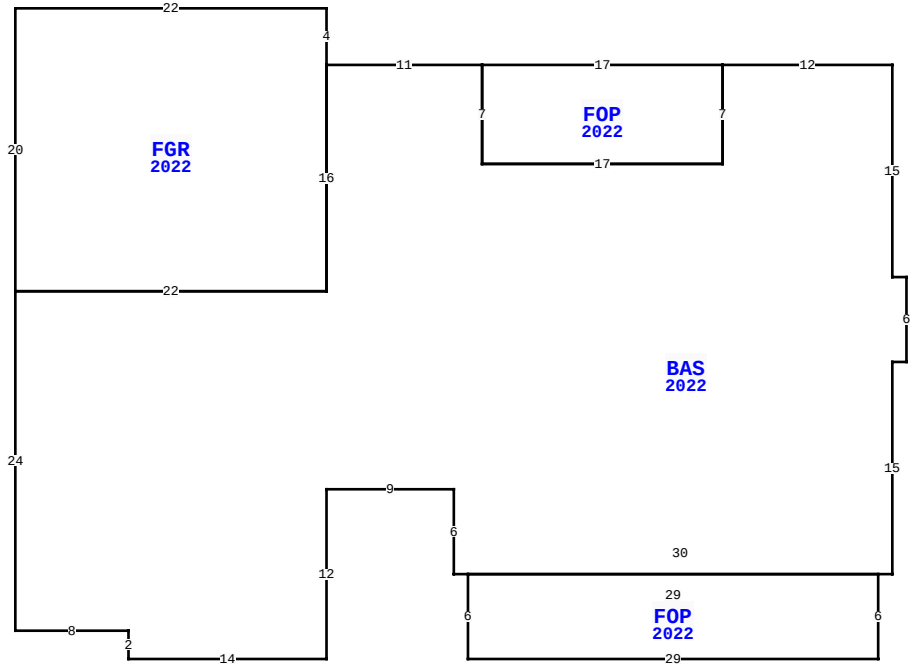
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100	2022	1,829	276,260
FGR	440	55	2022	242	36,553
FOP	119	30	2022	36	5,438
FOP	174	30	2022	52	7,855
TOTALS	2,562			2,159	326,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,159	109.7600	152.57	329,399	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 1829 HX Base Yr 2023



151604 CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,105
TOTAL MARKET OB/XF VALUE		1,980
TOTAL LAND VALUE - MARKET		172,750
TOTAL MARKET VALUE		500,835
SOH/AGL Deduction		115,261
ASSESSED VALUE		385,574
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		334,163
TOTAL JUST VALUE		500,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013940	6500 30*50	104,460	12/23/2025
2211698	CO ISSUED	0	09/01/2022
2211698	NEW CONSTR	268,075	08/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2452/0198	4/09/2021	SW	Q	V	01	124,500

GRANTOR: RAYDIENT LLC
GRANTEE: WHITE JAMES & AIMEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] W17 S7 E17 N7$ S7 W17 N7 W11 FGR=[YR=2022] N4 W22 S20 E22 N16$ S16 W22 S24 E8 S2 E14 N12 E9 S6 E1 FOP=[YR=2022] S6 E29 N6 W29$ E30 N15 E1 N6 W1 N15$.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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		OR	0.00	0.00	6.91	AC		1.00	1.00	1.00	25,000.00	25,000.00	172,750							

REVIEW DATE 07/07/2026 BY TW Total Acres: 6.91 Total Land Value: 172,750 Market: 0 Agricultural: 0 Common: 172,750 PRINTED 07/09/2026 BY SYS