LOT 12
CROSSROADS OR 2297/719

GUY THIAM
85372 CLAXTON RD
YULEE, FL 32097

2026

09-3N-25-0301-0012-0000

BUILDING CHARACTERISTICS

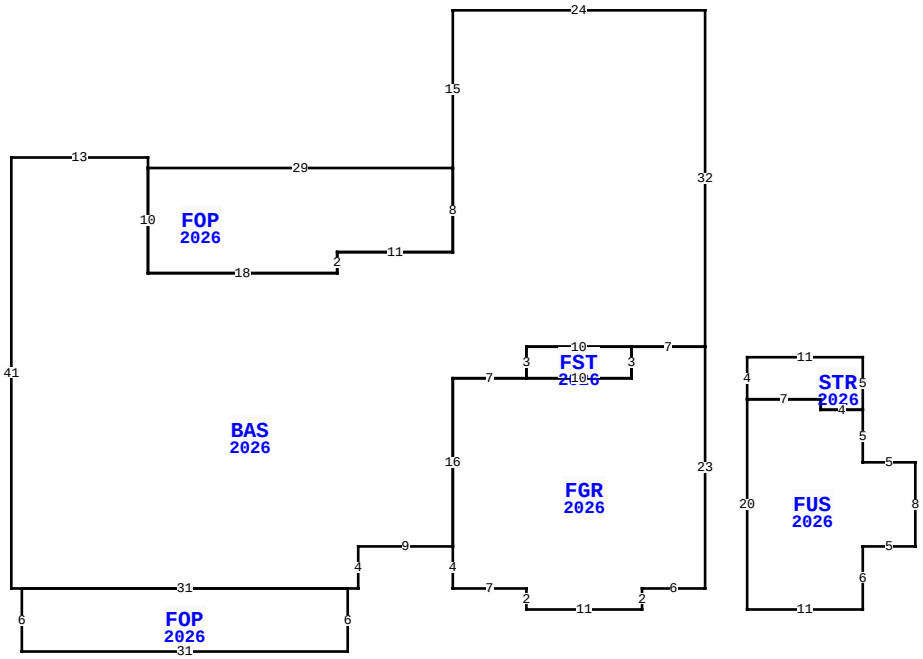
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	02	Quality Level 02
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	2,178	100	2026	2,178	300,085
FGR	523	55	2026	288	39,681
FOP	186	30	2026	56	7,716
FOP	268	30	2026	80	11,022
FST	30	55	2026	16	2,204
FUS	256	100	2026	256	35,272
STR	48	10	2026	5	689
TOTALS	3,489			2,879	396,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,879	99.1230	137.78	396,669	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 2434 HX Base Yr



151684 CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	396,669
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	170,250
TOTAL MARKET VALUE	568,919
SOH/AGL Deduction	71,541
ASSESSED VALUE	497,378
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	497,378
TOTAL JUST VALUE	568,919
NCON VALUE	398,669
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009245	NEW CONSTR	396,499	06/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/1880	6/15/2020	SW	Q	V	01	66,000

GRANTOR: RAYDIENT LLC
GRANTEE: GUY THIAM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E13 S1 S10 E18 N2 E11 N8 N15 E24 S32 W7 W10 S3 W7 S16 W9 S4 W1 W31 W1 N41 $
FOP=[YR=2026;ORIG=52,19] W11 S2 W18 N10 E29 S8 $
FST=[YR=2026;ORIG=59,28] E10 S3 W10 N3 $
FGR=[YR=2026;ORIG=52,31] E7 E10 N3 E7 S23 W6 S2 W11 N2 W7 N4 N16 $
FOP=[YR=2026;ORIG=11,51] E31 S6 W31 N6 $
FUS=[YR=2026;ORIG=80,53] E11 N6 E5 N8 W5 N5 W4 N1 W7 S20 $
STR=[YR=2026;ORIG=80,33] E7 S1 E4 N5 W11 S4 $
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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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025	03	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0		OR	0.00	0.00	6.81	AC		1.00	1.00	1.00	25,000.00	25,000.00	170,250							

REVIEW DATE 12/16/2025 BY TW Total Acres: 6.81 Total Land Value: 170,250 Market: 0 Agricultural: 0 Common: 170,250 PRINTED 07/09/2026 BY SYS