

BAKER JASON & KRYSTAL MELISSA
151025 CR 108
HILLIARD, FL 32046

10-3N-24-2320-0023-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
ELEMENT	CD	20	03	05	14	08	03	04	02	1.	04	00	04	0100	09	9001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTALS	2,320			1,904	171,641	EXTRA FEATURES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Exterior Wall	20	FACE BRICK 100	03	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 90	03	SHT VINYL 10	04	CENTRAL 100	02	AIR DUCTED 100	1.	1. 100	0	100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	09	9001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,546	100	1993	1,546	139,368	FGR	506	55	1993	278	25,061	FOP	28	30	1993	8	721	USP	240	30	2005	72	6,490	TOTALS	2,320				1,904	171,641	EXTRA FEATURES	151025 CR 108, HILLIARD	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026	MLU	BUILDING NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Roof Structure	03	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 90	03	SHT VINYL 10	04	CENTRAL 100	02	AIR DUCTED 100	1.	1. 100	0	100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	09	9001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,546	100	1993	1,546	139,368	FGR	506	55	1993	278	25,061	FOP	28	30	1993	8	721	USP	240	30	2005	72	6,490	TOTALS	2,320				1,904	171,641	EXTRA FEATURES	151025 CR 108, HILLIARD	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026	MLU	BUILDING NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Roof Cover	03	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 90	03	SHT VINYL 10	04	CENTRAL 100	02	AIR DUCTED 100	1.	1. 100	0	100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	09	9001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,546	100	1993	1,546	139,368	FGR	506	55	1993	278	25,061	FOP	28	30	1993	8	721	USP	240	30	2005	72	6,490	TOTALS	2,320				1,904	171,641	EXTRA FEATURES	151025 CR 108, HILLIARD	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026	MLU	BUILDING NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Interior Wall	03	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 90	03	SHT VINYL 10	04	CENTRAL 100	02	AIR DUCTED 100	1.	1. 100	0	100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	09	9001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,546	100	1993	1,546	139,368	FGR	506	55	1993	278	25,061	FOP	28	30	1993	8	721	USP	240	30	2005	72	6,490	TOTALS	2,320				1,904	171,641	EXTRA FEATURES	151025 CR 108, HILLIARD	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026	MLU	BUILDING NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Interior Floor	03	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 90	03	SHT VINYL 10	04	CENTRAL 100	02	AIR DUCTED 100	1.	1. 100	0	100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	09	9001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,546	100	1993	1,546	139,368	FGR	506	55	1993	278	25,061	FOP	28	30	1993	8	721	USP	240	30	2005	72	6,490	TOTALS	2,320				1,904	171,641	EXTRA FEATURES	151025 CR 108, HILLIARD	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026	MLU	BUILDING NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Interior Floor	03	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 90	03	SHT VINYL 10	04	CENTRAL 100	02	AIR DUCTED 100	1.	1. 100	0	100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	09	9001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,546	100	1993	1,546	139,368	FGR	506	55	1993	278	25,061	FOP	28	30	1993	8	721	USP	240	30	2005	72	6,490	TOTALS	2,320				1,904	171,641	EXTRA FEATURES	151025 CR 108, HILLIARD	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026	MLU	BUILDING NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Air Condition	03	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 90	03	SHT VINYL 10	04	CENTRAL 100	02	AIR DUCTED 100	1.	1. 100	0	100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	09	9001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,546	100	1993	1,546	139,368	FGR	506	55	1993	278	25,061	FOP	28	30	1993	8	721	USP	240	30	2005	72	6,490	TOTALS	2,320				1,904	171,641	EXTRA FEATURES	151025 CR 108, HILLIARD	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026	MLU	BUILDING NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Heating Type	04	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 90	03	SHT VINYL 10	04	CENTRAL 100	02	AIR DUCTED 100	1.	1. 100	0	100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	09	9001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,546	100	1993	1,546	139,368	FGR	506	55	1993	278	25,061	FOP	28	30	1993	8	721	USP	240	30	2005	72	6,490	TOTALS	2,320				1,904	171,641	EXTRA FEATURES	151025 CR 108, HILLIARD	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026	MLU	BUILDING NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Bedrooms	3	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 90	03	SHT VINYL 10	04	CENTRAL 100	02	AIR DUCTED 100	1.	1. 100	0	100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	09	9001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,546	100	1993	1,546	139,368	FGR	506	55	1993	278	25,061	FOP	28	30	1993	8	721	USP	240	30	2005	72	6,490	TOTALS	2,320				1,904	171,641	EXTRA FEATURES	151025 CR 108, HILLIARD	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026	MLU	BUILDING NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Bathrooms	2	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 90	03	SHT VINYL 10	04	CENTRAL 100	02	AIR DUCTED 100	1.	1. 100	0	100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	09	9001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,546	100	1993	1,546	139,368	FGR	506	55	1993	278	25,061	FOP	28	30	1993	8	721	USP	240	30	2005	72	6,490	TOTALS	2,320				1,904	171,641	EXTRA FEATURES	151025 CR 108, HILLIARD	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026	MLU	BUILDING NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Frame	02	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 90	03	SHT VINYL 10	04	CENTRAL 100	02	AIR DUCTED 100	1.	1. 100	0	100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	09	9001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,546	100	1993	1,546	139,368	FGR	506	55	1993	278	25,061	FOP	28	30	1993	8	721	USP	240	30	2005	72	6,490	TOTALS	2,320				1,904	171,641	EXTRA FEATURES	151025 CR 108, HILLIARD	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026	MLU	BUILDING NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Stories	1.	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 90	03	SHT VINYL 10	04	CENTRAL 100	02	AIR DUCTED 100	1.	1. 100	0	100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	09	9001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,546	100	1993	1,546	139,368	FGR	506	55	1993	278	25,061	FOP	28	30	1993	8	721	USP	240	30	2005	72	6,490	TOTALS	2,320				1,904	171,641	EXTRA FEATURES	151025 CR 108, HILLIARD	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026	MLU	BUILDING NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Units	0	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 90	03	SHT VINYL 10	04	CENTRAL 100	02	AIR DUCTED 100	1.	1. 100	0	100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	09	9001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,546	100	1993	1,546	139,368	FGR	506	55	1993	278	25,061	FOP	28	30	1993	8	721	USP	240	30	2005	72	6,490	TOTALS	2,320				1,904	171,641	EXTRA FEATURES	151025 CR 108, HILLIARD	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026	MLU	BUILDING NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
BUD8 Adjustme	04	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 90	03	SHT VINYL 10	04	CENTRAL 100	02	AIR DUCTED 100	1.	1. 100	0	100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	09	9001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,546	100	1993	1,546	139,368	FGR	506	55	1993	278	25,061	FOP	28	30	1993	8	721	USP	240	30	2005	72	6,490	TOTALS	2,320				1,904	171,641	EXTRA FEATURES	151025 CR 108, HILLIARD	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026	MLU	BUILDING NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Occupancy	00	GABLE/HIP 100	05	COMP SHNGL 100	14	DRYWALL 100	08	CARPET 90	03	SHT VINYL 10	04	CENTRAL 100	02	AIR DUCTED 100	1.	1. 100	0	100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	09	9001.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,546	100	1993	1,546	139,368	FGR	506	55	1993	278	25,061	FOP	28	30	1993	8	721	USP	240	30	2005	72	6,490	TOTALS	2,320				1,904	171,641	EXTRA FEATURES	151025 CR 108, HILLIARD	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026	MLU	BUILDING NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																									