LOT 28 (EX S-1)
IN OR 1240/1606
CORNWALL SURVEY

THOMPSON DAVID L/JOHNSON JULIE L
PO BOX 761
HILLIARD, FL 32046-0761

2026

17-3N-24-2020-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

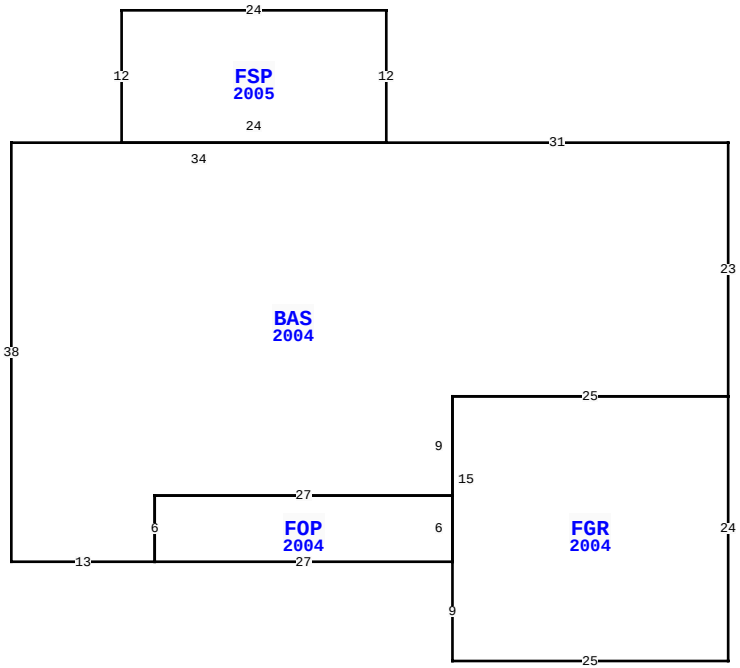
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,933	100	2004	1,933	234,244
FGR	600	55	2004	330	39,990
FOP	162	30	2004	49	5,938
FSP	288	40	2005	115	13,936
TOTALS	2,983			2,427	294,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,427	98.9604	137.55	333,834	2004	2004	0	0	0	11.90	88.10

1 SNGL FAM 100% - 2005 Heated Area: 1933 HX Base Yr 2005



15764 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		294,108
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		105,840
TOTAL MARKET VALUE		402,958
SOH/AGL Deduction		208,353
ASSESSED VALUE		194,605
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		138,194
TOTAL JUST VALUE		402,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0363	ADDITION	1,870	05/17/2005
0311239	NEW CONSTR	140,000	10/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1240/1606	6/25/2004	WD	Q	V		50,000
GRANTOR: CAIN CONSTRUCTION COM						
GRANTEE: THOMPSON DAVID & JU						
1037/1642	2/15/2002	WD	U	V	19	30,000
GRANTOR: KENNAN THOMAS FLOYD &						
GRANTEE: CAIN CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W31 FSP=[YR=2005] N12 W24 S12 E24$ W34 S38 E13 FOP=[YR=2004] E27 FGR=[YR=2004] S9 E25 N24 W25 S15 $ N6 W27 S6$ N6 E27 N9 E25 N23 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	0004	A-1	0.00	0.00	5.04	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,840							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.04 Total Land Value: 105,840 Market: 0 Agricultural: 0 Common: 105,840 PRINTED 07/09/2026 BY SYS