N1/2 OF LOT 40 IN OR 2504/1978
1987 WEST SW/MH
CORNWALL SURVEY

ART APPRAISAL AND ACQUISITIONS INC
2629 IROQUOIS AVE
JACKSONVILLE, FL 32210

2026

17-3N-24-2020-0040-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

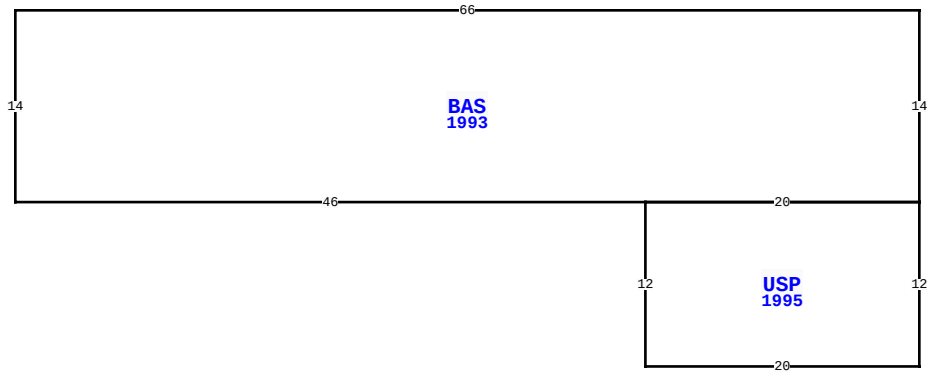
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	924	100	1993	924	31,997
USP	240	50	1995	120	4,155
TOTALS	1,164			1,044	36,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,044	97.0000	82.45	86,078	1987	2000	0	0	0	58.00	42.00

1 M/H 93- 0% - 0 Heated Area: 924 HX Base Yr



15741 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	36,153
TOTAL MARKET OB/XF VALUE	3,690
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	144,843
SOH/AGL Deduction	0
ASSESSED VALUE	144,843
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,843
TOTAL JUST VALUE	144,843
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5286	CO ISSUED	0	07/08/2010
0604067	SWIM POOL	0	04/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2504/1978	9/27/2021	WD	Q	I	01	150,000
GRANTOR: MCCULLOUGH JOSEPH L I						
GRANTEE: ART APPRAISAL AND A						
1198/1032	12/30/2003	WD	Q	I	01	80,000
GRANTOR: MCCULLOUGH JOSEPH LEE						
GRANTEE: MCCULLOUGH JOSEPH I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E46 USP=[YR=1995] S12 E20 N12 W20$ E20 N14$.

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	0681	POLE SHED	0	0	20	18	360.00	SF	15.00	15.00	100	1995	1995	3	20	1,080	
2	0681	POLE SHED	0	0	30	29	870.00	SF	15.00	15.00	100	1996	1996	3	20	2,610	

LAND DESCRIPTION

TOTAL OB/XF 3,690

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	0004	A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 05/30/2024 BY WWA Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS