LOT 39
CORNWALL SURVEY PB O/31

WADE DAMIEN
15635 CR 108
HILLIARD, FL 32046

2026

20-3N-24-2020-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

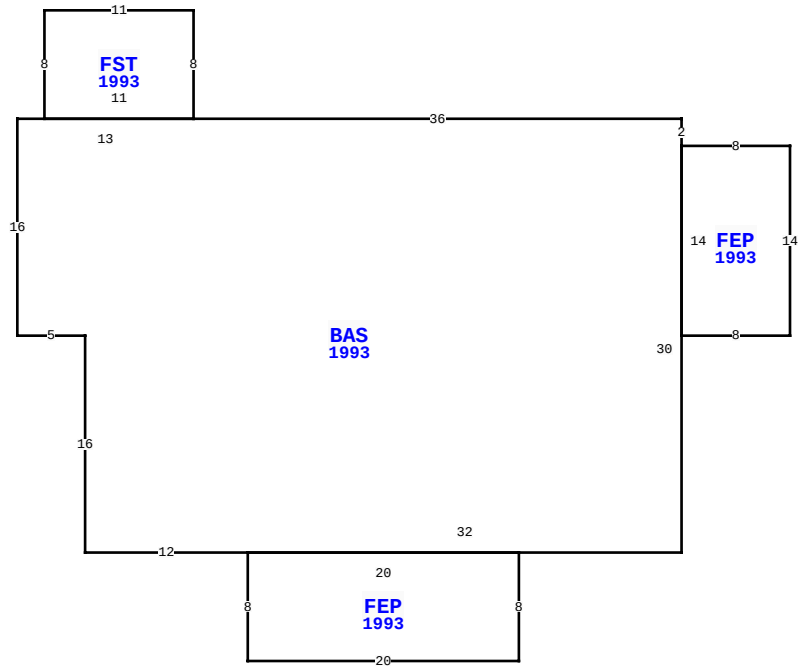
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 60
Interior Wall	03	PLASTER 40
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1993	1,488	117,149
FEP	112	80	1993	90	7,086
FEP	160	80	1993	128	10,077
FST	88	55	1993	48	3,779
TOTALS	1,848			1,754	138,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,754	92.0000	96.60	169,436	1928	1980	0	0	0	18.50	81.50

1 SINGLE FAM 100% - 2024 Heated Area: 1488 HX Base Yr 2024



15635 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	06/03/2025 KB

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		138,090
TOTAL MARKET OB/XF VALUE		1,176
TOTAL LAND VALUE - MARKET		205,200
TOTAL MARKET VALUE		187,244
SOH/AGL Deduction		0
ASSESSED VALUE		187,244
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,833
TOTAL JUST VALUE		344,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/1636	7/06/2022	QC	U	I	11	100
GRANTOR: WADE LELAND E						
GRANTEE: WADE DAMIEN						
0853/1142	10/26/1998	WD	Q	I	06	100
GRANTOR: HENDERSON PATRICIA W						
GRANTEE: WADE LELAND E						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W8 BAS=[YR=1993] N2 W36 FST=[YR=1993] N8 W11 S8 E11$ W13 S16 E5 S16 E12 FEP=[YR=1993] S8 E20 N8 W20$ E32 N30$ S14 E8 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	100	28	14	392.00	SF	15.00	15.00	100	1980	1980	3	20	1,176	

LAND DESCRIPTION

TOTAL OB/XF 1,176

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	005000	C	AGRICULTURAL	100		OR			2.40	AC		1.00	1.00	1.00	19,000.00	19,000.00	45,600							
2	005901	A	HARDWOOD SI	100		OR	0.00	0.00	1.80	AC		1.00	1.00	1.00	200.00	200.00	360							
3	005900	A	TIMBER WETLA	100		OR	0.00	0.00	2.20	AC		1.00	1.00	1.00	50.00	50.00	110							
4	005500	A	TIMBER 2 N S	100		OR	0.00	0.00	3.60	AC		1.00	1.00	1.00	530.00	530.00	1,908							
5	009910	M	MARKET VALUE	100		OR	0.00	0.00	7.60	AC		1.00	1.00	1.00	21,000.00	21,000.00	159,600							

REVIEW DATE 04/05/2023 BY WWX Total Acres: 10.00 Total Land Value: 47,978 Market: 159,600 Agricultural: 2,378 Common: 45,600 PRINTED 07/09/2026 BY SYS