



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

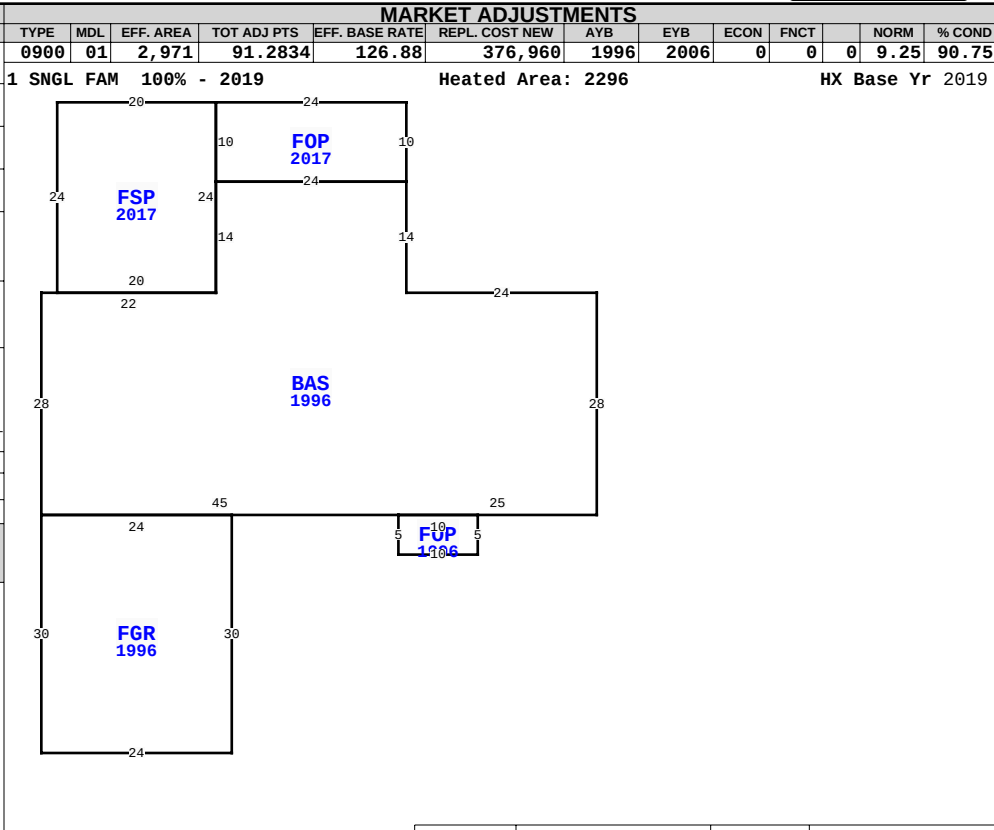
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,296	100	1996	2,296	264,369
FGR	720	55	1996	396	45,596
FOP	50	30	1996	15	1,727
FOP	240	30	2017	72	8,290
FSP	480	40	2017	192	22,108

TOTALS	3,786			2,971	342,091
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	29.75	29.75	
3	0300	BOAT DCK W	0	100	0	0	336.00	SF	40.00	40.00	
5	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0004	OR	0.00	0.00	8.11	AC	



15474 CR 108, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
8,432											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						342,091					
TOTAL MARKET OB/XF VALUE						8,432					
TOTAL LAND VALUE - MARKET						154,090					
TOTAL MARKET VALUE						504,613					
SOH/AGL Deduction						184,731					
ASSESSED VALUE						319,882					
TOTAL EXEMPTION VALUE						51,411					
BASE TAXABLE VALUE						268,471					
TOTAL JUST VALUE						504,613					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						515,500					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000652	REPAIR/RRF	5,000	01/24/2018
E0311618	XFOB	1,400	08/01/2003
B007577	CARPORT	13,600	09/01/2000
B9502377	NEW CONSTR	92,885	12/01/1995
B952250	NEW CONSTR	92,885	12/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2190/0450	4/16/2018	WD	Q	I	01	320,000	
GRANTOR: HIRST NEAL A & DEE A							
GRANTEE: POLSKY STEPHEN F &							
0992/1488	6/19/2001	WD	Q	I		226,000	
GRANTOR: ROGERS AUBREY LEE & J							
GRANTEE: HIRST NEAL A & DEE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W24 N14 FOP=[YR=2017] N10 W24 FSP=[YR=2017] W20 S24 E20 N24\$ S10 E24\$ W24 S14 W22 S28 FGR=[YR=1996] S30 E24 N30 W24\$ E45 FOP=[YR=1996] S5 E10 N5 W10\$ E25 N28 \$.											