PT OF LOT 62 (S-4)
IN OR 2433/1273
CORNWALL SURVEY

HENDERSON MICHAEL & KAREN L/E/
15501 COUNTY ROAD 108
HILLIARD, FL 32046

2026

30-3N-24-2020-0062-0040

BUILDING CHARACTERISTICS

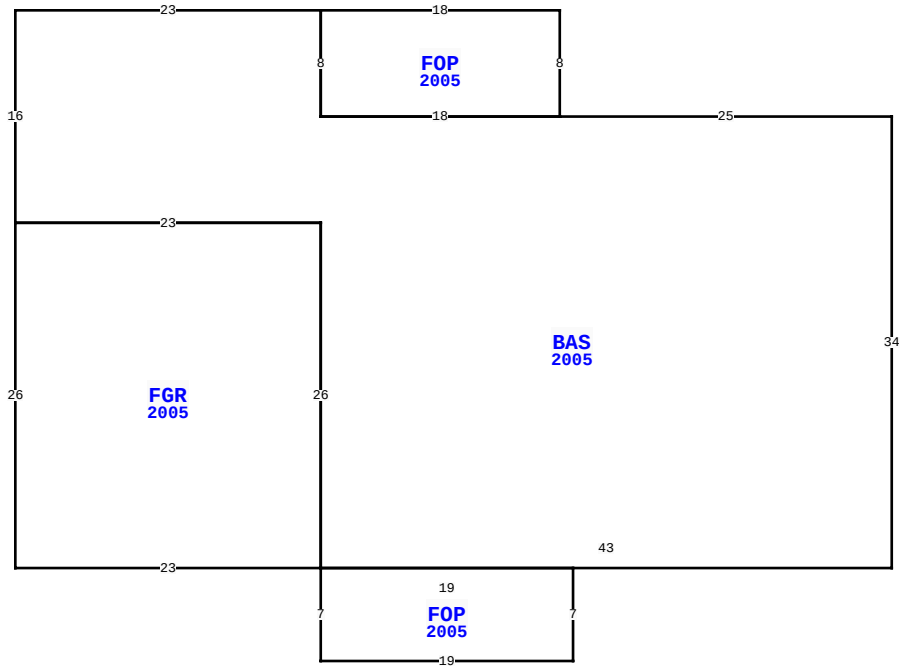
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,830	100	2005	1,830	238,942
FGR	598	55	2005	329	42,957
FOP	133	30	2005	40	5,223
FOP	144	30	2005	43	5,614
TOTALS	2,705			2,242	292,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,242	105.8400	147.12	329,843	2005	2010	0	0	0	11.25	88.75

1 SNGL FAM 100% - 2006 Heated Area: 1830 HX Base Yr 2006



15501 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		315,395
TOTAL MARKET OB/XF VALUE		3,528
TOTAL LAND VALUE - MARKET		98,560
TOTAL MARKET VALUE		417,483
SOH/AGL Deduction		235,384
ASSESSED VALUE		182,099
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,688
TOTAL JUST VALUE		417,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006500	24X35 STORAGE BUI	67,401	05/31/2024
19001883	REPAIR/RRF	15,798	02/26/2019
B1530899	CARPORT	10,402	07/31/2015
B22671	CARPORT	1,154	07/01/2009
E14328	ELEC OTHER	2,500	02/01/2005
M09266	MECH OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2433/1273	2/08/2021	LE	U	I	11	100
GRANTOR: HENDERSON MICHAEL D &						
GRANTEE: HENDERSON ADAM M &						
1209/0574	2/19/2004	WD	U	V	21	23,500
GRANTOR: CCRC WOODLANDS LTD						
GRANTEE: HENDERSON MICHAEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25 FOP=[YR=2005] N8 W18 S8 E18 $ W18 N8 W23 S16 FGR=[YR=2005] S26 E23 FOP=[YR=2005] S7 E19 N7 W19 $ N26 W23 $ E23 S26 E43 N34 $.

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
3	0510	GARAGE WD-	0	100	18	14	252.00	SF	35.00	35.00	100	2007	2007	3	40	3,528	

LAND DESCRIPTION

TOTAL OB/XF 3,528

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		OR	0.00	0.00	3.52	AC		1.00	1.00	1.00	28,000.00	28,000.00	98,560							

REVIEW DATE 12/13/2024 BY WW Total Acres: 3.52 Total Land Value: 98,560 Market: 0 Agricultural: 0 Common: 98,560 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

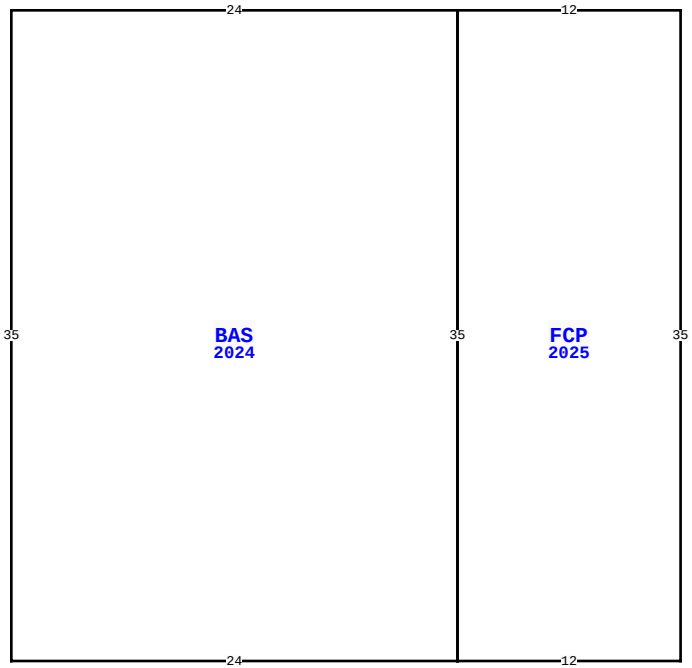
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2024	840	20,142
FCP	420	25	2025	105	2,518
TOTALS	1,260			945	22,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	945	62.1000	24.22	22,888	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2025 Heated Area: 840 HX Base Yr 2006



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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,688
TOTAL JUST VALUE		417,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R07194	REPAIR/RRF	4,500	02/01/2005
B14495	NEW CONSTR	142,074	02/01/2005
P09022	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2433/1273	2/08/2021	LE	U	I	11	100
GRANTOR: HENDERSON MICHAEL D &						
GRANTEE: HENDERSON ADAM M &						
1209/0574	2/19/2004	WD	U	V	21	23,500
GRANTOR: CCRC WOODLANDS LTD						
GRANTEE: HENDERSON MICHAEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,5] E24 S35 W24 N35 $
FCP=[YR=2025;ORIG=74,40] E12 N35 W12 S35 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/13/2024 BY WW Total Acres: 3.52 Total Land Value: 98,560 Market: 0 Agricultural: 0 Common: 98,560 PRINTED 07/09/2026 BY SYS