PT OF LOT 64 IN OR 2517/768
(EX R/W OR 1005/1446 &
R/W OR 1005/1448)

WILKINS STEPHANIE LYNN & JONATHAN
15514 CR 108
HILLIARD, FL 32046

2026

30-3N-24-2020-0064-0060

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

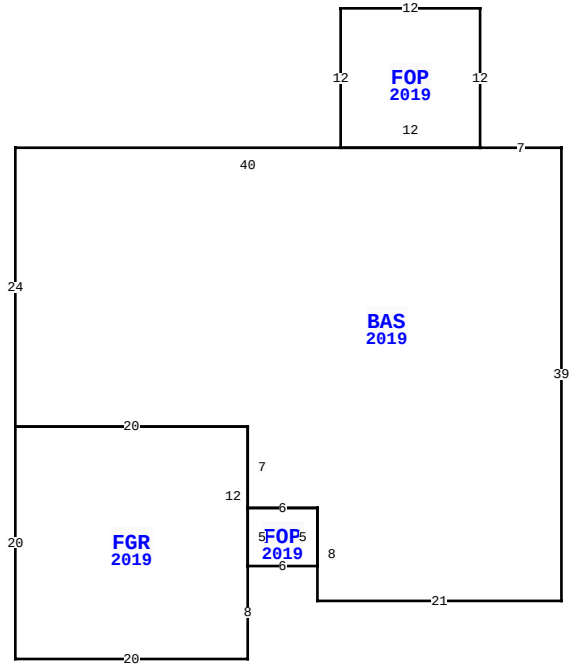
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100	2019	1,485	224,908
FGR	400	55	2019	220	33,320
FOP	30	30	2019	9	1,363
FOP	144	30	2019	43	6,512
TOTALS	2,059			1,757	266,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,757	114.0950	158.59	278,643	2019	2019	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2021 Heated Area: 1485 HX Base Yr 2021



15514 CR 108, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		266,104
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		306,104
SOH/AGL Deduction		88,948
ASSESSED VALUE		217,156
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,745
TOTAL JUST VALUE		306,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000458	CO ISSUED	0	01/16/2019
18004083	NEW CONSTR	194,073	04/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/0768	11/20/2021	QC	U	I	11	100
GRANTOR: SHUPE STEPHANIE L						
GRANTEE: WILKINS STEPHANIE L						
2360/0503	5/07/2020	WD	Q	I	01	210,000
GRANTOR: MARKMAN LINDA RAE & G						
GRANTEE: SHUPE STEPHANIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W7 FOP=[YR=2019] N12 W12 S12 E12$ W40 S24
FGR=[YR=2019] S20 E20 N8 FOP=[YR=2019] E6 N5 W6 S5$ N12 W20$
E20 S7 E6 S8 E21 N39$.

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
1	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS