

POKINES SHANE & BARBARA
152547 CR 108
HILLIARD, FL 32046

39-3N-25-1139-0003-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame Stories Units

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

3108

031305131103

HARDIE BRD 100
IRREGULAR 100

COMP SHNGL 90
STAND SEAM 10

DRYWALL 100

LVT/LAMNT 80

CLAY TILE 20

CENTRAL 100

AIR DUCTED 100
3 100
3.5 100

WOOD FRAME 100
2. 100
0 100

01

0100

5016.00

4,520

3,485

558,106

CONSTRUCTION

1 SFR CUST

100% - 2024

Heated Area: 2578

HX Base Yr 2024

FGR 2024

FOP 2024

BAS 2024

FOP 2024

FUS 2024

STR 2024

FGR 2024

FOP 2024

FUS 2024

STR 2024

Area Type

Total Gross Area

Pct Of Base

Year

Tot Adj Area

Subarea Market Value

1,868

1,334

272

288

180

530

48

100

55

30

30

100

100

100

10

2024

2024

2024

2024

2024

2024

2024

1,868

734

82

86

180

530

5

299,152

117,546

13,132

13,773

28,826

84,877

801

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0500013,48596.9588160.95560,91120232023000.5099.50

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

05/06/2026MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE709,760

TOTAL MARKET OB/XF VALUE3,465

TOTAL LAND VALUE - MARKET208,600

TOTAL MARKET VALUE921,825

SOH/AGL Deduction0

ASSESSED VALUE921,825

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE870,414

TOTAL JUST VALUE921,825

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE981,041

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / RSN CD SALE PRICE

2395/12149/22/2020SW Q V 01115,000

GRANTOR: RAYDIENT LLC

GRANTEE: POKINES SHANE & BAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E19 E1 S8 E17 N8 E1 E20 S29 W8 S13 W34 N13 W8 N14 W6 N4 W2 N11 \$
FOP=[YR=2024;ORIG=26,52] E34 S8 W34 N8 \$
FOP=[YR=2024;ORIG=29,2] S8 E1 S8 E17 N8 E1 N8 W19 \$
FGR=[YR=2024;ORIG=10,25] E2 N4 W2 N11 N30 W26 S51 E26 N6 \$
FUS=[YR=2024;ORIG=80,30] E34 N13 W8 N4 W4 W18 S4 W4 S13 \$
STR=[YR=2024;ORIG=106,1] S4 S8 W4 N12 E4 \$
FUS=[YR=2024;ORIG=108,5] W2 S8 S4 E8 N12 E8 N6 W14 S6 \$
.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASEUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100OR0.000.0010.43AC1.001.001.0020,000.0020,000.00208,600

REVIEW DATE12/13/2024BYKW

Total Acres: 10.43Total Land Value: 208,600Market: 0Agricultural: 0Common: 208,600PRINTED 07/09/2026 BY SYS

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