BLOCK 6 LOTS 1 & 2
PT OR 2534/1981
TOWN OF HILLIARD

LL PROPERTIES OF HILLIARD FL
171194 HODGES RD
HILLIARD, FL 32046

2023

08-3N-24-2380-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	71,940
TOTAL MARKET VALUE	71,940
SOH/AGL Deduction	0
ASSESSED VALUE	71,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,940
TOTAL JUST VALUE	71,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2534/1981	1/24/2022	TD	U	V	11	100
GRANTOR: FUQUA FLORENCE R TRUS						
GRANTEE: LL PROPERTIES OF HI						
0717/0552	11/01/1994	DT	U	V	09	100
GRANTOR: FUQUA FLORENCE R						
GRANTEE: FUQUA FLORENCE R TR						

BUILDING NOTES

BUILDING DIMENSIONS

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	001000	C	COMMERCIAL	0		C-1	210.00	400.00	71,800.00	SF		1.00	1.00	0.50	2.00	1.00	71,800							
2	009630	C	SWAMP	0		C-1	0.00	0.00	0.28	AC		1.00	1.00	1.00	500.00	500.00	140							

REVIEW DATE 01/06/2023 BY HSA Total Acres: 0.28 Total Land Value: 71,940 Market: 0 Agricultural: 0 Common: 71,940 PRINTED 08/02/2023 BY SYS