PT OF NE1/4 & PT OF NW1/4 OF
SEC 16-3N-24E IN OR 1179/721
(EX PT IN OR 598/920)

HOLLEY VIVIAN C
17130 HOLLEY OAKS LN
HILLIARD, FL 32046

**2023**

**16-3N-24-0000-0017-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

37102 REAGAN PL, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/18/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 8,930 |
| TOTAL LAND VALUE - MARKET | 81,000 |
| TOTAL MARKET VALUE | 89,930 |
| SOH/AGL Deduction | 23,432 |
| ASSESSED VALUE | 66,498 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 66,498 |
| TOTAL JUST VALUE | 89,930 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 72,010 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1179/0721 | 10/09/2003 | WD | U | I | 01 | 100 |

GRANTOR: HOLLEY J O

GRANTEE: HOLLEY ONIS L & VIV

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0681 | POLE SHED | 0 | 0 | 36 | 30 | 1,080.00 | SF | 11.25 | 11.25 | 100 | 1980 | 1980 | 3 | 20 | 2,430 | |
| 3 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1970 | 1970 | 3 | 100 | 6,000 | |
| 4 | 0570 | JUNK HOUSE | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 1920 | 1920 | 3 | 100 | 500 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,930

| 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 | 000115 | C | SFR ACRES | 0 | 0007 | R1 | 0.00 | 0.00 | 4.50 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 81,000 | | | | | | | |

REVIEW DATE 04/12/2018 BY TW Total Acres: 4.50 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/02/2023 BY SYS