NW1/4 SEC 24 PAR 1-1 2 & 3 &
PT NE1/4 SEC 23 PAR 1-3 &
PT SE1/4 SEC 14 PAR 1-3 &

HOLLOW MAGNOLIA LLC
PO BOX 1337
YULEE, FL 32097

2023

24-3N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

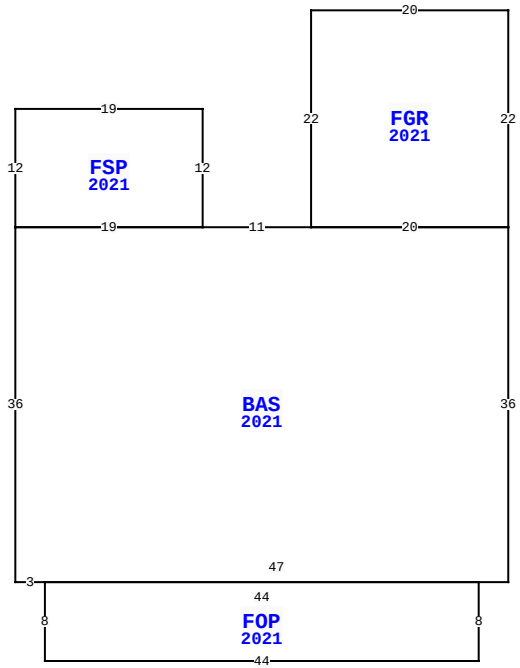
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	258,066
FGR	440	55	242	34,696
FOP	352	30	106	15,197
FSP	228	40	91	13,047
TOTALS	2,820		2,239	321,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,239	120.7360	143.37	321,005	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 1800 HX Base Yr



36849 MIZELL TRACT RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	352,754
TOTAL MARKET OB/XF VALUE	4,326
TOTAL LAND VALUE - MARKET	605,100
TOTAL MARKET VALUE	489,326
SOH/AGL Deduction	24,763
ASSESSED VALUE	464,563
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	464,563
TOTAL JUST VALUE	962,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004739	CO ISSUED	0	03/28/2022
21015164	60*72 AG BARN	0	11/02/2021
21001866	DEMOLITION	3,900	02/17/2021
21001868	NEW CONSTR	256,049	02/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1802/1073	7/09/2012	WD	U	I	11	100
GRANTOR: LLLS TIMBERLAND LLC						
GRANTEE: HOLLOW MAGNOLIA LLC						
1793/0091	4/27/2012	WD	Q	V	02	753,900
GRANTOR: LLLS TIMBERLAND LLC						
GRANTEE: HOLLOW MAGNOLIA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W20 S22 BAS=[YR=2021] W11 FSP=[YR=2021] N12 W19 S12 E19$ W19 S36 E3 FOP=[YR=2021] S8 E44 N8 W44$ E47 N36 W20$ E20 N22$. 9 E2 USP=[YR=1993] S8 E44 N8 W44$ E4 6 N37 W20 N4$ S4 E20 N40 W20$ E20 N16$.

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
5	0811	CONCRETE B	0	0	0	0	832.00	SF	5.20	5.20	100	2021	2021	3	100	4,326	

LAND DESCRIPTION

TOTAL OB/XF 4,326

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	005000	C	RURAL HOME	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	42.00	AC		1.00	1.00	1.00	550.00	550.00	23,100							
3	005600	A	TIMBER 3 SI	0			0.00	0.00	51.55	AC		1.00	1.00	1.00	410.00	410.00	21,136							
4	005901	A	HARDWOOD SI	0			0.00	0.00	124.49	AC		1.00	1.00	1.00	225.00	225.00	28,010							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	218.04	AC		1.00	1.00	1.00	2,500.00	2,500.00	545,100							

REVIEW DATE 08/25/2022 BY WW Total Acres: 220.04 Total Land Value: 132,246 Market: 545,100 Agricultural: 72,246 Common: 60,000 PRINTED 08/02/2023 BY SYS

NW1/4 SEC 24 PAR 1-1 2 & 3 &
PT NE1/4 SEC 23 PAR 1-3 &
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HOLLOW MAGNOLIA LLC
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2023

24-3N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

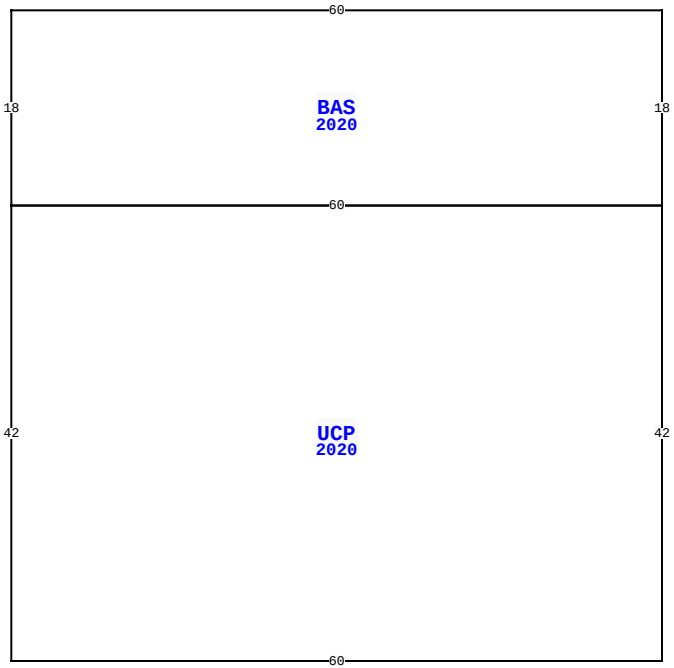
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 50
Exterior Wall	05	AVERAGE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	21,646
UCP	2,520	20	504	10,102
TOTALS	3,600		1,584	31,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,584	40.8000	20.40	32,314	2020	2020	0	0	0	1.75	98.25

2 ACCESORY U – 0% - 0 Heated Area: 1080 HX Base Yr



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36849 MIZELL TRACT RD, HILLIARD

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TOTAL JUST VALUE	962,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: LLLS TIMBERLAND LLC						
GRANTEE: HOLLOW MAGNOLIA LLC						
1793/0091	4/27/2012	WD	Q	V	02	753,900
GRANTOR: LLLS TIMBERLAND LLC						
GRANTEE: HOLLOW MAGNOLIA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S18 UCP=[YR=2020] S42 E60 N42 W60$ E60 N18$.

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 08/25/2022 BY WW Total Acres: 220.04 Total Land Value: 132,246 Market: 545,100 Agricultural: 72,246 Common: 60,000 PRINTED 08/02/2023 BY SYS