BLOCK 23 PT LOTS 3, 4 &
BLOCK 25 LOTS 1, 2 &
PT SEVENTH ST IN OR 2722/1409

HOLLEY MARCUS W
17671 HOLLEY OAKS LANE
HILLIARD, FL 32046

2024

08-3N-24-2380-0023-0035

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

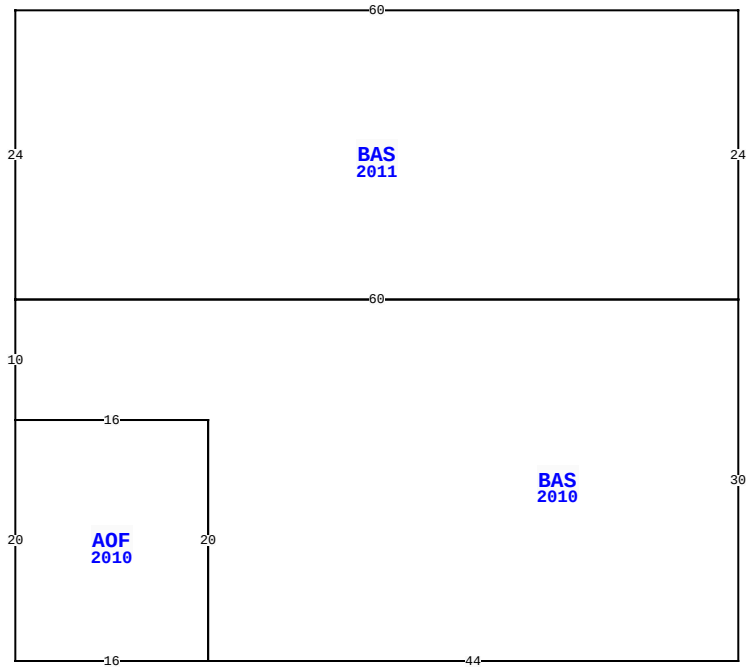
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	4870	PREFAB WAREHOUSE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	320	185	592	11,082
BAS	1,480	100	1,480	27,706
BAS	1,440	100	1,440	26,957
TOTALS	3,240		3,512	65,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	3,512	81.8255	37.44	131,489	1985	2000	0	0	0	50.00	50.00

1 PREFAB MTL – 0% - 0 Heated Area: 3240 HX Base Yr



552035 US HWY 1, HILLIARD

BLD DATE	07/19/2024	KWA	LGL DATE	
XF DATE	07/19/2024	KWA	LAND DATE	02/25/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	65,744
TOTAL MARKET OB/XF VALUE	28,240
TOTAL LAND VALUE - MARKET	220,801
TOTAL MARKET VALUE	314,785
SOH/AGL Deduction	22,492
ASSESSED VALUE	292,293
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,293
TOTAL JUST VALUE	314,785
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,762

ALSO SEE ADJCNT PRCL: 08-3N-24-2380-0025-0013 @ 55

XFOB:1: ALUMN CRPT (40X19) IS NEXT TO MAIN BLDG

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2722/1409	6/10/2024	WD	Q	I	05	442,300
GRANTOR: HADDOCK RODNEY DEWAYN						
GRANTEE: HOLLEY MARCUS W						
2245/1641	12/12/2018	WD	U	I	11	100
GRANTOR: ROBERTSON CLIFTON H &						
GRANTEE: HADDOCK RODNEY DEWA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W60 S24 BAS=[YR=2010] S10 AOF=[YR=2010] S20 E16 N20 W16$ E16 S20 E44 N30 W60$ E60 N24$.

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
1	0351	CARPORT MT	0	0	40	19	760.00	SF	10.00	10.00	100	2005	2005	3	24	1,824	
2	0425	CL FNC 8'	0	0	0	0	610.00	LF	10.65	10.65	100	2003	2003	3	61	3,963	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	66	396	
5	0430	CL FNC 6B	0	0	0	0	432.00	LF	9.70	9.70	100	1995	1995	3	36	1,509	
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2003	2003	3	61	458	
7	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	1995	1995	3	36	540	
8	0510	GARAGE WD-	0	0	20	18	360.00	SF	35.00	35.00	100	2005	2005	3	40	5,040	
9	0811	CONCRETE B	0	0	0	0	896.00	SF	5.20	5.20	100	1985	1985	3	47	2,190	
10	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	2005	2005	3	40	5,600	
11	0812	CONCRETE C	0	0	80	30	2,400.00	SF	4.00	4.00	100	1995	1995	3	70	6,720	

TOTAL OB/XF 28,240

LAND DESCRIPTION

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	004800	C	WAREHOUSE	0	0004	C-1	-193.00	160.00	30,880.00	SF		1.00	1.00	1.00	2.00	2.00	61,760							
2	001001	C	V CM/XFOBT	0		C-1	- 0.00	0.00	159,041.00	SF		1.00	1.00	0.50	2.00	1.00	159,041							

REVIEW DATE 07/19/2024 BY KWA Total Acres: 4.36 Total Land Value: 220,801 Market: 0 Agricultural: 0 Common: 220,801 PRINTED 08/06/2024 BY SYS