

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1503

CONC BLOCK 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1114

CLAY TILE 70
CARPET 30

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

2100
1100
03

100
100
MASONRY 100

Stories
Units
BUD8 Adjustme
Occupancy

1.0400

1.100
0100
DIST 01 100
NONE 100

Quality

05

Quality Level 05

DOR CODE

5000

IMPROVED AG

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,648

100

1,648

145,056

FOP

234

30

70

6,161

FST

140

55

77

6,777

TOTALS

2,022

1,795

157,995

MARKET ADJUSTMENTS

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

0100011,795112.3100106.69191,509196819880017.5082.50

1 SINGLE FAM - 0% - 0Heated Area: 1648HX Base Yr

1014FST199314

10BAS19935228

1926FOP199326

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE1,536,079

TOTAL MARKET OB/XF VALUE129,736

TOTAL LAND VALUE - MARKET635,000

TOTAL MARKET VALUE1,896,235

SOH/AGL Deduction318,249

ASSESSED VALUE1,577,986

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE1,577,986

TOTAL JUST VALUE2,300,815

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE2,240,191

T=10051 H=7440 G=1550 P=1061

PERMIT NUMDESCRIPTIONAMTISSUED

230010840NEW SFR1,383,54308/22/2023

230010839TEAR DOWN SFR2,00008/22/2023

22004564REPAIR/RRF65,00003/24/2022

C22168CO ISSUED007/27/2011

M14595MECH OTHER006/01/2009

P13650OTHER001/01/2009

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

0598/09166/01/1990WDUUI06140,000

GRANTOR: HOLLEY LYNWOOD & V C

GRANTEE: ST JOHNS MTG MGMT

0516/06395/01/1987WDUUI260,000

GRANTOR: GRAHAM GEORGE K

GRANTEE: HOLLEY LYNWOOD & V

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W 52 FST=[YR=1993] W10 S14 E10 N14 \$ S14 W10
S14 E19 S2 FOP=[YR=1993] S9 E26 N9 W26 \$ E26 N2 E17 N28 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10504FP-ELECTRI00001.00UT2,000.002,000.00100199719973801,600

20812CONCRETE C00001,600.00SF4.004.00100199719973734,672

30940SHEDS/PORT001210120.00SF30.0030.0010019971997320720

40510GARAGE WD-004024960.00SF35.0035.001002006200634414,784

50810CONCRETE A001124264.00SF6.506.50100200520053861,476

60462ST/AL FNC001860744.00SF10.0010.00100200920093564,166

70463FENCE GATE00003.00UT300.00300.0010020092009376684

80861POOL GUNIT003615540.00SF85.0085.001002008200835223,868

90855CONC PAVER0000740.00SF10.0010.00100200820083896,586

100473VF 3 RAIL0000648.00LF7.507.50100200920093763,694

LAND DESCRIPTIONTOTAL OB/XF62,250

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPCT UNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1005000CRURAL HOME00007OR0.000.002.00AC1.001.001.0030,000.0030,000.0060,000

2005000CRURAL HOME00007OR0.000.002.00AC1.001.001.0030,000.0030,000.0060,000

3005000CRURAL HOME00004OR0.000.002.00AC1.001.001.0030,000.0030,000.0060,000

4005902AHARDWOOD SI0OR0.000.0099.00AC1.001.001.00190.00190.0018,810

5005600ATIMBER 3 SI0OR0.000.0020.00AC1.001.001.00415.00415.008,300

6006000APAST1/HAY0OR0.000.0063.00AC1.001.001.00370.00370.0023,310

REVIEW DATE07/22/2024BYWWTotal Acres: 188.00Total Land Value: 230,420Market: 455,000Agricultural: 50,420Common: 180,000PRINTED 08/06/2024 BY SYS



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
---------	--	----------	----

NEIGHBORHOOD/LOC	9001.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,116	100	2,116	231,294
FGR	756	55	416	45,471
FOP	54	30	16	1,749
FOP	200	30	60	6,558
FOP	358	30	107	11,696
FSP	340	40	136	14,865
FUS	351	100	351	38,367
FUS	908	100	908	99,251

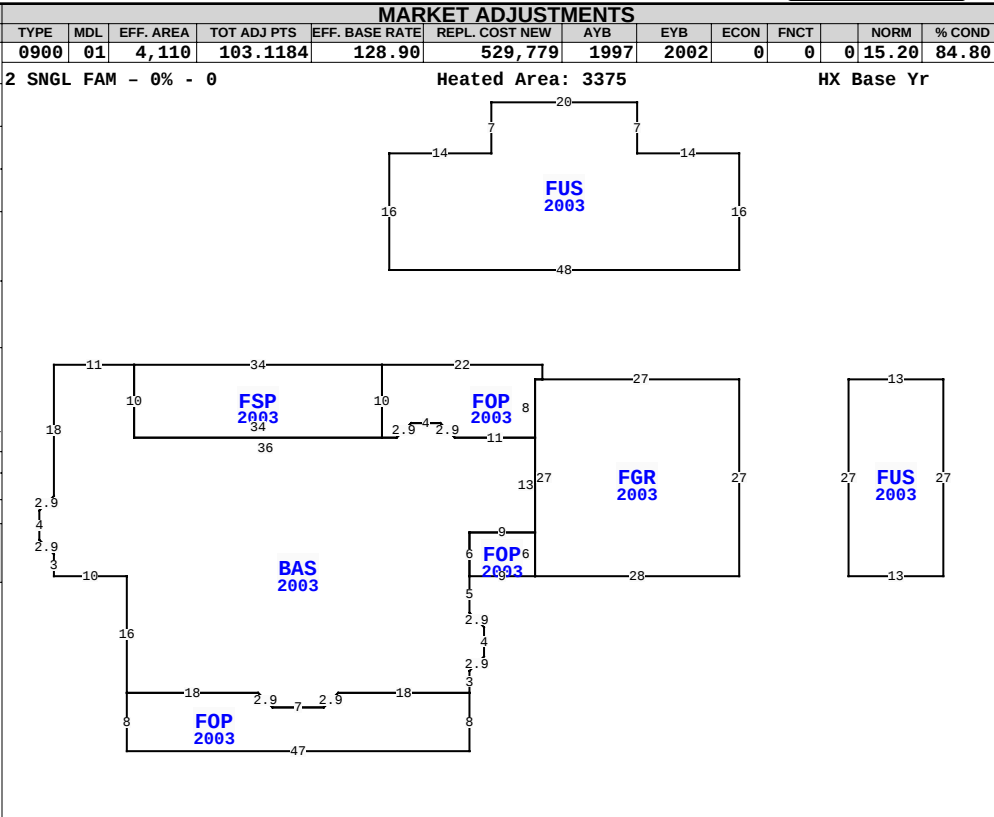
TOTALS	5,083		4,110	449,253
--------	-------	--	-------	---------

EXTRA FEATURES	
----------------	--

L N	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
11	1127	BRICK 8"	0	0	16	4	64.00	SF	11.00	11.00	100	2001	2001	3	94	662	
12	0858	SCULP CONC	0	0	77	10	770.00	SF	13.00	13.00	100	2011	2011	3	98	9,810	
13	0812	CONCRETE C	0	0	0	0	15,493.00	SF	4.00	4.00	100	2011	2011	3	92	57,014	
14	0881	FOUNTAIN	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	0	

LAND DESCRIPTION	
------------------	--

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
7	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	182.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	455,000							



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

17130 HOLLEY OAKS LN, HILLIARD

NASSAU COUNTY PROPERTY			
PAGE 2 of 3			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	1,536,079		
TOTAL MARKET OB/XF VALUE	129,736		
TOTAL LAND VALUE - MARKET	635,000		
TOTAL MARKET VALUE	1,896,235		
SOH/AGL Deduction	318,249		
ASSESSED VALUE	1,577,986		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,577,986		
TOTAL JUST VALUE	2,300,815		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,240,191		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21519	ELEC OTHER	4,000	12/01/2008
R11705	REPAIR/RRF	20,000	12/01/2008
B22168	NEW CONSTR	488,136	12/01/2008
B19913	SWIM POOL	25,000	05/01/2007
B973630	NEW CONSTR	100,652	02/01/1997
5620	NEW CONSTR	271,500	04/07/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0598/0916	6/01/1990	WD U	I		06
GRANTOR: HOLLEY LYNWOOD & V C					
GRANTEE: ST JOHNS MTG MGMT					
0516/0639	5/01/1987	WD U	I		
GRANTOR: GRAHAM GEORGE K					
GRANTEE: HOLLEY LYNWOOD & V					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=2003] W27 FOP=[YR=2003] N2 W22 FSP=[YR=2003] W34					
BAS=[YR=2003] W11 S18 D2 L2 S4 R2 D2 S3 E10 S16					
FOP=[YR=2003] S8E47 N8 W18 L2 D2 W7 U2 L2 W18\$ E18 R2					
D2 E7 U2 R2 E18 N3 U2 R2 N4 L2 U2 N5 FOP=[YR=2003] E9					
N6 W9 S6\$ N6 E9 N13 W11 L2 U2 W4 D2 L2 W36 N10\$ S10 E34					
N10\$ S10 E2 R2 U2 E4 D2 R2 E11 N8 E1\$ W1 S27 E28 N27\$					
PTR= N15 FUS=[YR=2003] N16 W14 N7 W20 S7 W14 S16 E48 \$ S15 \$					
PTR= E15 FUS=[YR=2003] E13 S27 W13 N27 \$ W15 \$.					

[illegible]