NE1/4 OF SW1/4
IN OR 2035/325
EX R/W OR 1672/1773

SIMMONS STEPHEN & RACHEL/
26161 PIONEER TRL
HILLIARD, FL 32046

2025

02-2N-23-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

PIONEER TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/21/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	333,500
TOTAL MARKET VALUE	15,755
SOH/AGL Deduction	0
ASSESSED VALUE	15,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,755
TOTAL JUST VALUE	333,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15271	ELEC OTHER	0	07/01/2005
MH4631	MH MOVE-ON	0	07/01/2005
M09956	MECH OTHER	0	07/01/2005
P09667	OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2035/0325	3/15/2016	WD	Q	V	02	172,500
GRANTOR: CARROLL NOAH J & LOUI						
GRANTEE: SIMMONS STEPHEN & R						
0892/1334	7/26/1999	QC	Q	V	01	100
GRANTOR: CARROLL LOUISE SMITH						
GRANTEE: CARROLL NOAH J & LO						

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	005400	A	TIMBER 1 N S	0	0005	OR	0.00	0.00	23.00	AC		1.00	1.00	1.00	685.00	685.00	15,755							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	23.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	333,500							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 23.00 Total Land Value: 15,755 Market: 333,500 Agricultural: 15,755 Common: 0 PRINTED 07/30/2025 BY SYS