PT OF SW1/4
LEASE PROPERTY
AG INSPECTION BLDG

STATE OF FLORIDA/DEPARTMENT OF AGRICULTURE
C/O DEP 3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2025

03-1N-23-0000-0008-001L

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		3 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

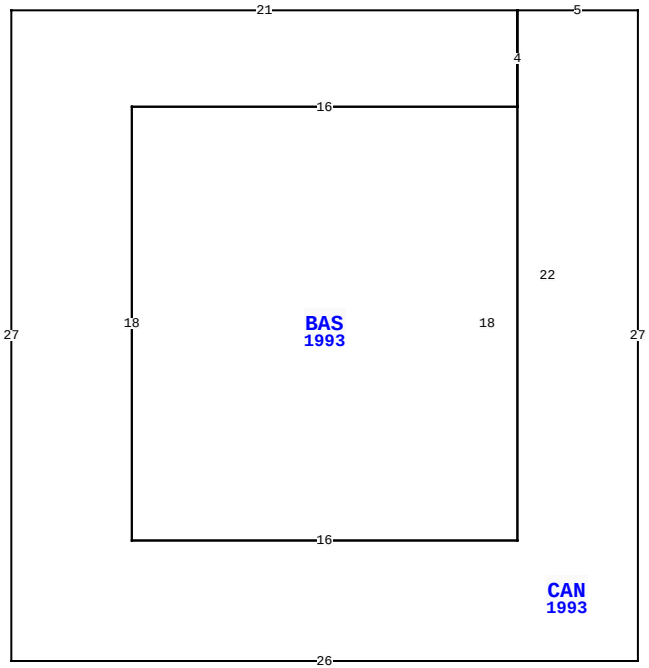
DOR CODE	8700	STATE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	1993	288	7,071
CAN	414	30	1993	124	3,044
TOTALS	702			412	10,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	412	107.3318	49.10	20,229	1989	1989	0	0	0	50.00	50.00

1 PREFAB MTL – 0% - 0 Heated Area: 288 HX Base Yr



2756 HOOT OWL HOLLOW, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2023 DCA
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		10,114
TOTAL MARKET OB/XF VALUE		8,312
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		18,426
SOH/AGL Deduction		2,298
ASSESSED VALUE		16,128
TOTAL EXEMPTION VALUE	05	16,128
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		18,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3489	NEW CONSTR	0	04/27/1989
5879	NEW CONSTR	0	04/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S18 E16 N18 $ CAN=[YR=1993] N4 W21 S27 E26 N27 W5 S22 W16 N18 E16 $.

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	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1989	1989	3	20	384	
2	0803	ASPHALT C	0	0	0	0	6,383.00	SF	2.00	2.00	100	1989	1989	3	50	6,383	
3	0810	CONCRETE A	0	0	0	0	436.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,545	

LAND DESCRIPTION

TOTAL OB/XF 8,312

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	009010	C	NO LND INT	0			0.00	0.00	0.01	UT		1.00	1.00	1.00	0.00	0.00	0							

REVIEW DATE 01/06/2023 BY HSA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS