PT OF LOTS 15 & 16 IN
OR 250/203
CORNWALL SURVEY PBK O/31

HILLIARD COMMUNITY CEMETERY ASSOCIATION
C/O JOHN Q BELL, 44201 BELL LANE
CALLAHAN, FL 32011

2025

04-3N-24-2020-0015-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7600	MORTUARY/CEMETERY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

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

552056 US HWY 1, HILLIARD

BLD DATE	07/23/2019	KK	LGL DATE	
XF DATE			LAND DATE	05/12/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		2,117
TOTAL LAND VALUE - MARKET		103,600
TOTAL MARKET VALUE		105,717
SOH/AGL Deduction		53,679
ASSESSED VALUE		52,038
TOTAL EXEMPTION VALUE	15	52,038
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		105,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0250/0203	9/29/1977	QC	U	I	17	100

GRANTOR: BELL JOHN Q

GRANTEE: HILLIARD COMMUNITY

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
1	0423	CL FNC 5'	0	0	0	0	1,340.00	LF	6.85	6.85	100	1985	1985	3	21	1,928	
2	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1985	1985	3	21	189	

LAND DESCRIPTION

TOTAL OB/XF 2,117

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	007610	C	CEMETERY	0		C-1	- 0.00	0.00	2.96	AC		1.00	1.00	1.00	35,000.00	35,000.00	103,600							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 2.96 Total Land Value: 103,600 Market: 0 Agricultural: 0 Common: 103,600 PRINTED 07/30/2025 BY SYS