BLK 444 LOTS 10 THRU 30
IN OR 2108/849
SOUTH HILLARD S/D OF

NASSAU COUNTY BOCC
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

05-2N-24-2240-0444-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8601	COUNTY VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 — 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		525
TOTAL MARKET VALUE		525
SOH/AGL Deduction		0
ASSESSED VALUE		525
TOTAL EXEMPTION VALUE	03	525
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2108/0849	3/09/2017	QC	U	V	11	100
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: BOARD OF COUNTY COM						
1216/1639	3/19/2004	QC	Q	V	06	100
GRANTOR: NASSAU COUNTY						
GRANTEE: NASSAU HABITAT FOR						

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	008600	C	COUNTY	0		OR	0.00	0.00	21.00	UT		1.00	1.00	1.00	25.00	25.00	525							

REVIEW DATE 05/17/2021 BY MH Total Acres: 0.00 Total Land Value: 525 Market: 0 Agricultural: 0 Common: 525 PRINTED 07/30/2025 BY SYS