

BLK 446 LOT 25
SOUTH HILLIARD S/D OF
SEC 5-2N-24E PBK 0/21

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

2025

05-2N-24-2240-0446-0250


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
																	VALUATION BY Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 28 TOTAL MARKET VALUE 28 SOH/AGL Deduction 0 ASSESSED VALUE 28 TOTAL EXEMPTION VALUE 03 28 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 28 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 28														
																	PERMIT NUM DESCRIPTION AMT ISSUED														
																	SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 0105/0393 9/22/1970 FJ Q V 03 100 GRANTOR: NASSAU COUNTY CLERK O GRANTEE: NASSAU COUNTY BOCC														
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
TOTALS																	0														
EXTRA FEATURES																	CR 108, HILLIARD														
L	OB/XF	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											
N	CODE																														
LAND DESCRIPTION																	TOTAL OB/XF														
L	USE	CLS	LAND USE DESCRIPTION				CAP	R	LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPTH	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
N	CODE								ZONE						FACT																
1	000100	C	RES				0		OR	0.00	0.00	1.00	UT		1.00	1.00	1.10	25.00	27.50	28											
REVIEW DATE 05/17/2021 BY MH Total Acres: 0.00 Total Land Value: 28 Market: 0 Agricultural: 0 Common: 28 PRINTED 07/30/2025 BY SYS																															