PT OF UNDEVELOPED R/W OF
CORNWALL SURVEY R/P PBK 1/9 &
PT OF SE1/4 OF SW1/4 OF

FALES BILLY J & LEIGH A
PO BOX 1621
HILLIARD, FL 32046-1621

2025

08-3N-24-0000-0004-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

8327 BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,225
TOTAL MARKET VALUE	9,225
SOH/AGL Deduction	3,778
ASSESSED VALUE	5,447
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,447
TOTAL JUST VALUE	9,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1128/1754	4/10/2003	QC	Q	I	01	100
GRANTOR: FALES BOBBY R						
GRANTEE: FALES BILLY J & LEI						
0600/0987	6/28/1990	QC	U	V	10	300
GRANTOR: CHICAGO TITLE INS CO						
GRANTEE: FALES BOBBY R						

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	000100	C	RES	0		A-1	0.00	0.00	0.41	AC		1.00	1.00	0.50	45,000.00	22,500.00	9,225							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.41 Total Land Value: 9,225 Market: 0 Agricultural: 0 Common: 9,225 PRINTED 07/30/2025 BY SYS