BLOCK 9 LOTS 2 & 3
IN OR 97/526 (EX S-1 OF 2 & 3)
EX PT OR 241/498 & S-2 OF 2

L & B LANDS INC
551856 US HWY 1 SUITE 114
HILLIARD, FL 32046

2025

08-3N-24-2380-0009-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

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

RAILROAD ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,720
TOTAL MARKET VALUE	12,720
SOH/AGL Deduction	477
ASSESSED VALUE	12,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,243
TOTAL JUST VALUE	12,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/0021	4/06/2022	WD	U	V	37	11,200
GRANTOR: HAGAN DONALD G & ANN						
GRANTEE: L & B LANDS INC						
0692/1877	11/29/1993	QC	U	V	07	100
GRANTOR: HAGAN DONALD & ANN B						
GRANTEE: HAGAN DONALD ETAL						

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	001000	C	COMMERCIAL	0		C-1	- 0.00	0.00	31,799.67	SF		1.00	1.00	1.00	0.40	0.40	12,720							

REVIEW DATE 04/29/2025 BY DC Total Acres: 0.00 Total Land Value: 12,720 Market: 0 Agricultural: 0 Common: 12,720 PRINTED 07/30/2025 BY SYS