BLOCK 14 PT LOT 3 (S-1)
IN OR 926/1075
TOWN OF HILLIARD

WAINRIGHT MARION J & DIANNE D/THIGPEN R TERRY & KA
& THIGPEN R TERRY & KAREN L, PO BOX 250
HILLIARD, FL 32046

2025

08-3N-24-2380-0014-0031

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

THIRD AV, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 DC
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	28,532
TOTAL MARKET VALUE	28,532
SOH/AGL Deduction	3,423
ASSESSED VALUE	25,109
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,109
TOTAL JUST VALUE	28,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0926/1075	3/31/2000	WD	U	V		55,000
GRANTOR: BAPTIST MEDICAL CENTE						
GRANTEE: WAINRIGHT MARION ET						
0708/1562	7/08/1994	WD	U	I	09	580,000
GRANTOR: NASSAU GENERAL HOSPIT						
GRANTEE: BAPTIST MEDICAL CEN						

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	-113.00	101.00	11,413.00	SF		1.00	1.00	1.00	2.50	2.50	28,532							

REVIEW DATE 04/29/2025 BY MLU Total Acres: 0.00 Total Land Value: 28,532 Market: 0 Agricultural: 0 Common: 28,532 PRINTED 07/30/2025 BY SYS