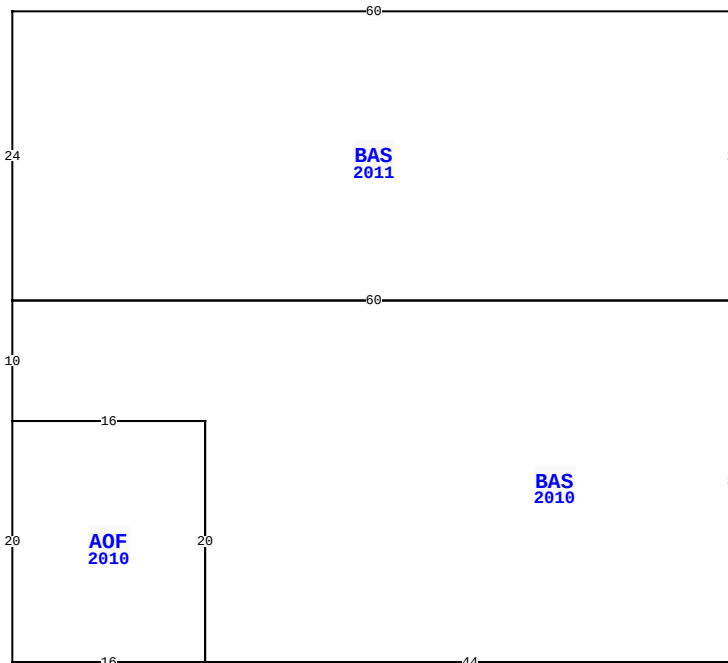


HOLLEY MARCUS W
17671 HOLLEY OAKS LANE
HILLIARD, FL 32046

08-3N-24-2380-0023-0035

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION																				PAGE 1 of 13																						
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	25	MOD METAL 100								4807	06	3,512	81.8255	37.44	131,489	1985	2000	0	0	50.00	50.00	VALUATION BY STANDARD																				
Roof Structur	10	STEEL FRME 100								1 PREFAB MTL - 0% - 2025										Heated Area: 3240 HX Base Yr																						
Roof Cover	12	MODULAR MT 100																		Tax Group: 3 Tax Dist:																						
Interior Wall	01	MINIMUM 100																		BUILDING MARKET VALUE 65,744																						
Interior Floo	03	CONC FINSH 100																		TOTAL MARKET OB/XF VALUE 26,234																						
Ceiling	04	NONE 100																		TOTAL LAND VALUE - MARKET 220,801																						
Air Condition	01	NONE 100																		TOTAL MARKET VALUE 312,779																						
Heating Type	01	NONE 100																		SOH/AGL Deduction 0																						
Plumbing		4 100																		ASSESSED VALUE 312,779																						
Frame	05	STEEL 100																		TOTAL EXEMPTION VALUE 0																						
Story Height		10 100																		BASE TAXABLE VALUE 312,779																						
RMS		2 100																		TOTAL JUST VALUE 312,779																						
Stories	1.	1. 100								NCON VALUE 0																																
Class	00	. 100								INCOME VALUE																																
Units		0 100								PREVIOUS YEAR MKT VALUE 314,785																																
Occupancy	00	OWNER OCC 100								ALSO SEE ADJCNT PRCL 08-3N-24-2380-0025-0013 @ 552																																
Quality																						03	Quality Level 03																			
DOR CODE																						4870	PREFAB WAREHOUSE																			
MAP NUM																							MKT AREA								06											
NEIGHBORHOOD/LOC																						6001.00																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
AOF	320	185	2010	592	11,082																																					
BAS	1,480	100	2010	1,480	27,706																																					
BAS	1,440	100	2011	1,440	26,957																																					
TOTALS																						3,240			3,512	65,744																
EXTRA FEATURES										552035 US HWY 1, HILLIARD										BLD DATE 07/19/2024 KWA LGL DATE 07/19/2024 KWA AG DATE 02/25/2022 KK																						
L N	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																										
1	0351	CARPORT MT	0	0	40	19			760.00 SF	10.00	100	2005	2005	3	22	1,672																										
2	0425	CL FNC 8'	0	0	0	0			610.00 LF	10.65	100	2003	2003	3	58	3,768																										
3	0463	FENCE GATE	0	0	0	0			2.00 UT	300.00	100	2005	2005	3	64	384																										
4	0430	CL FNC 6B	0	0	0	0			432.00 LF	9.70	100	1995	1995	3	32	1,341																										
5	0466	FNC GT 20'	0	0	0	0			1.00 UT	750.00	100	2003	2003	3	58	435																										
6	0466	FNC GT 20'	0	0	0	0			2.00 UT	750.00	100	1995	1995	3	32	480																										
7	0510	GARAGE WD-	0	0	20	18			360.00 SF	35.00	100	2005	2005	3	36	4,536																										
8	0811	CONCRETE B	0	0	0	0			896.00 SF	5.20	100	1985	1985	3	44	2,050																										
9	0510	GARAGE WD-	0	0	20	20			400.00 SF	35.00	100	2005	2005	3	36	5,040																										
10	0812	CONCRETE C	0	0	80	30			2,400.00 SF	4.00	100	1995	1995	3	68	6,528																										
LAND DESCRIPTION										TOTAL OB/XF										26,234																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																		
1	004800	C	WAREHOUSE	0	0004	C-1	-193.00	160.00	30,880.00	SF		1.00	1.00	1.00	2.00	2.00	61,760																									
2	001001	C	V CM/XFOBT	0		C-1	-0.00	0.00	159,041.00	SF		1.00	1.00	0.50	2.00	1.00	159,041																									
REVIEW DATE 07/19/2024 BY KWA Total Acres: 4.36 Total Land Value: 220,801 Market: 0 Agricultural: 0 Common: 220,801 PRINTED 07/30/2025 BY SYS																																										