BLK 183 LOT 4
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/23

CALHOUN JEAN P L/E/
PO BOX 5
HILLIARD, FL 32046-0005

2025

08-3N-24-2380-0183-0040

NASSAU COUNTY PROPERTY

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

MOLLY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	3,125
TOTAL MARKET VALUE	3,125
SOH/AGL Deduction	0
ASSESSED VALUE	3,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,125
TOTAL JUST VALUE	3,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/921	4/30/2025	LE	U	V	11	100
GRANTOR: CALHOUN JEAN PATRICIA						
GRANTEE: CALHOUN JEAN PATRIC						
1009/1116	9/26/2001	WD	Q	V		1,800
GRANTOR: RICHARDSON V H						
GRANTEE: CALHOUN JEAN P & DA						

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	0005	CN -	H25.00	125.00	3,125.00	SF		1.00	1.00	1.00	1.00	1.00	3,125							

REVIEW DATE 06/08/2021 BY TWA Total Acres: 0.00 Total Land Value: 3,125 Market: 0 Agricultural: 0 Common: 3,125 PRINTED 07/30/2025 BY SYS