PT SEC 8-4N-25E
IN OR 2756/447

NO EAR & HILL HOLDINGS I LLC
16114 N MAIN ST
JACKSONVILLE, FL 32218

2025

08-4N-25-0000-0010-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	04/14/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	1,110
SOH/AGL Deduction	0
ASSESSED VALUE	1,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,110
TOTAL JUST VALUE	90,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004644	NEW RS 504	336,410	04/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/902	3/17/2025	QC	U	V	11	100
GRANTOR: WILLIAMS JEREMY D						
GRANTEE: NO EAR & HILL HOLDI						
2756/447	12/13/2024	QC	U	V	11	100
GRANTOR: WILLIAMS JEREMY D & A						
GRANTEE: WILLIAMS JEREMY D						

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	370.00	370.00	1,110							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 05/12/2025 BY MLU Total Acres: 3.00 Total Land Value: 1,110 Market: 90,000 Agricultural: 1,110 Common: 0 PRINTED 07/30/2025 BY SYS