PT OF NE 1/4 IN OR 97/47

UNITED STATES OF AMERICA
(FAA CENTER)
HILLIARD, FL 32046

2025

09-3N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

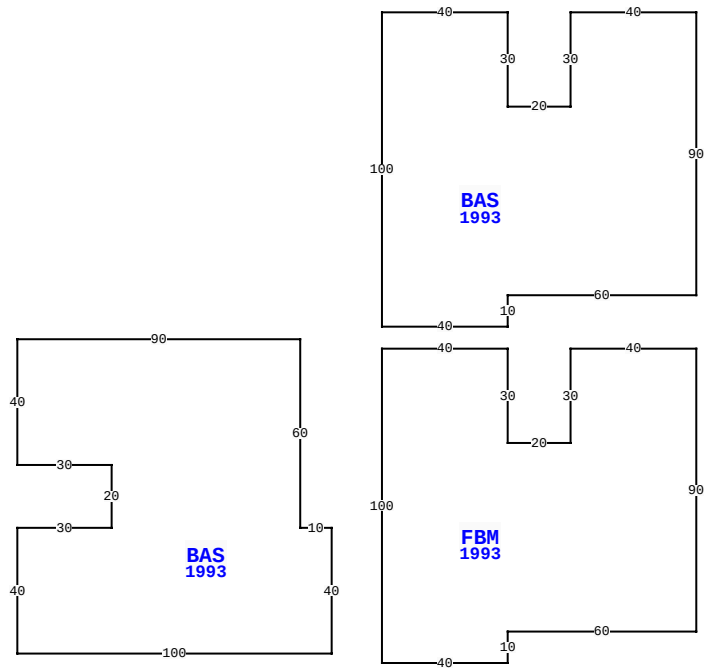
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	06	STEAM 100
Fixtures		19 100
Frame	05	STEEL 100
Common Wall		60 100
Story Height		20 100
RMS		1 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	8800	FEDERAL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,800	100	1993	8,800	265,760
BAS	8,800	100	1993	8,800	265,760
FBM	8,800	70	1993	6,160	186,032
TOTALS	26,400			23,760	717,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	23,760	107.4744	151.00	3,587,760	1962	1962	0	0	0	80.00	20.00

1 OFFICE – 0% - 0 Heated Area: 23760 HX Base Yr



37075 AVIATION LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		5,952,964
TOTAL MARKET OB/XF VALUE		875,744
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		7,098,708
SOH/AGL Deduction		322,617
ASSESSED VALUE		6,776,091
TOTAL EXEMPTION VALUE	12	6,776,091
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,098,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,062,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W90 S40 E30 S20 W30 S40 E100 N40 W10 N60 $
BAS=[YR=1993;ORIG=126,-14] N90 W40 S30 W20 N30 W40 S100 E40 N10 E60 $
FBM=[YR=1993;ORIG=126,93] N90 W40 S30 W20 N30 W40 S100 E40 N10 E60 $
.

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	
2	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	1980	1980	3	100	10,000	
3	0963	FIRE HYDR	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	1980	1980	3	100	4,500	
4	0972	ST LGHT UN	0	0	0	0	30.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	15,180	
5	0431	CL FNC 8B	0	0	0	0	5,640.00	LF	12.50	12.50	100	1980	1980	3	20	14,100	
6	1050	TOWER-COMM	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	1980	1980	3	100	60,000	
7	0506	FLAGPOLE B	0	0	0	0	60.00	LF	100.00	100.00	100	1980	1980	3	20	1,200	
8	0463	FENCE GATE	0	0	0	0	30.00	UT	300.00	300.00	100	1980	1980	3	20	1,800	
9	0980	TANK	0	0	0	0	1.00	UT	33,000.00	33,000.00	100	1980	1980	3	20	6,600	
10	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

TOTAL OB/XF 120,260

LAND DESCRIPTION

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	008800	C	FEDERAL	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	270,000							

REVIEW DATE 04/13/2022 BY TWA Total Acres: 18.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS

PT OF NE 1/4 IN OR 97/47

UNITED STATES OF AMERICA
(FAA CENTER)
HILLIARD, FL 32046

2025

09-3N-24-0000-0002-0000

BUILDING CHARACTERISTICS

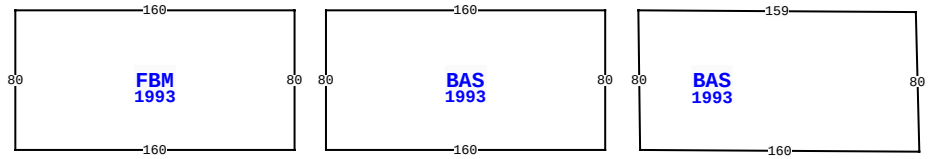
ELEMENT	CD	CONSTRUCTION
Exterior Wall	28	GLASS THRM 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	06	STEAM 100
Fixtures		12 100
Frame	05	STEEL 100
Common Wall		60 100
Story Height		0 100
RMS		1 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8800	FEDERAL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,759	100	1993	12,759	816,321
BAS	12,800	100	1993	12,800	818,944
FBM	12,800	70	1993	8,960	573,261
TOTALS	38,359			34,519	2,208,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	34,519	74.6100	127.96	4,417,051	1962	1962	0	0	0	50.00	50.00

2 GOVT BLDG – 0% - 0 Heated Area: 34519 HX Base Yr



37075 AVIATION LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		5,952,964
TOTAL MARKET OB/XF VALUE		875,744
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		7,098,708
SOH/AGL Deduction		322,617
ASSESSED VALUE		6,776,091
TOTAL EXEMPTION VALUE	12	6,776,091
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,098,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,062,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W160 S80 E160 N80 $
FBM=[YR=1993;ORIG=-178,80] N80 W160 S80 E160 $
BAS=[YR=1993;ORIG=180,81] U80L2 U1L159 D80R1 D1R160 $
.

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
11	0940	SHEDS/PORT	0	0	0	0	400.00	SF	20.10	20.10	100	1980	1980	3	20	1,608	
12	0511	GARAGE CB-	0	0	0	0	300.00	SF	40.00	40.00	100	1980	1980	3	30	3,600	
13	0803	ASPHALT C	0	0	0	0	16,800.00	SF	2.00	2.00	100	1980	1980	3	50	16,800	
14	0803	ASPHALT C	0	0	0	0	16,000.00	SF	2.00	2.00	100	1980	1980	3	50	16,000	
15	1131	REINFR 8	0	0	120	4	480.00	SF	6.30	6.30	100	1980	1980	3	72	2,177	
16	0980	TANK	0	0	0	0	2.00	UT	250.00	250.00	100	1980	1980	3	20	100	
17	0810	CONCRETE A	0	0	0	0	25.00	SF	6.50	6.50	100	1980	1980	3	30	49	
18	0810	CONCRETE A	0	0	0	0	1,000.00	SF	6.50	6.50	100	1980	1980	3	30	1,950	
19	0964	HALON SYST	0	0	0	0	23,760.00	SF	50.00	50.00	100	1980	1980	3	60	712,800	
20	0980	TANK	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	20	400	

TOTAL OB/XF 755,484

LAND DESCRIPTION

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

REVIEW DATE 04/13/2022 BY TWA Total Acres: 18.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS

PT OF NE 1/4 IN OR 97/47

UNITED STATES OF AMERICA
(FAA CENTER)
HILLIARD, FL 32046

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

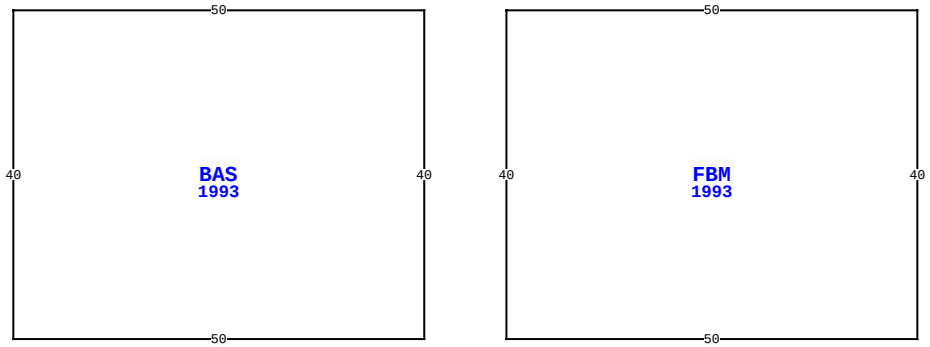
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	06	STEAM 100
Fixtures		9 100
Frame	05	STEEL 100
Common Wall		60 100
Story Height		0 100
RMS		1 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8800	FEDERAL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	1993	2,000	39,924
FBM	2,000	70	1993	1,400	27,947
TOTALS	4,000			3,400	67,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	3,400	71.0424	99.81	339,354	1970	1970	0	0	0	80.00	20.00

3 OFFICE – 0% - 0 Heated Area: 3400 HX Base Yr



37075 AVIATION 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		5,952,964
TOTAL MARKET OB/XF VALUE		875,744
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		7,098,708
SOH/AGL Deduction		322,617
ASSESSED VALUE		6,776,091
TOTAL EXEMPTION VALUE	12	6,776,091
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,098,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,062,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W50 S40 E50 N40 $
FBM=[YR=1993;ORIG=60,40] N40 W50 S40 E50 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/13/2022 BY TWA Total Acres: 18.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS

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UNITED STATES OF AMERICA
(FAA CENTER)
HILLIARD, FL 32046

2025

09-3N-24-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	06	STEAM 100
Fixtures		14 100
Frame	05	STEEL 100
Common Wall		30 100
Story Height		0 100
RMS		1 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

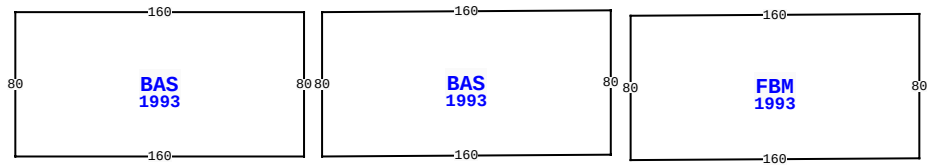
DOR CODE	8800	FEDERAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,800	100	1993	12,800	1,043,016
BAS	12,800	100	1993	12,800	1,043,016
FBM	12,800	70	1993	8,960	730,111
TOTALS	38,400			34,560	2,816,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	34,560	84.8430	145.51	5,028,826	1971	1971	0	0	0	44.00	56.00

4 GOVT BLDG – 0% - 0 Heated Area: 34560 HX Base Yr



37075 AVIATION LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		5,952,964
TOTAL MARKET OB/XF VALUE		875,744
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		7,098,708
SOH/AGL Deduction		322,617
ASSESSED VALUE		6,776,091
TOTAL EXEMPTION VALUE	12	6,776,091
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,098,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,062,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W160 S80 E160 N80 $
FBM=[YR=1993;ORIG=341,81] N80 D1L160 S80 U1R160 $
BAS=[YR=1993;ORIG=170,79] N80 D1L160 S80 U1R160 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/13/2022 BY TWA Total Acres: 18.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS

BUILDING CHARACTERISTICS

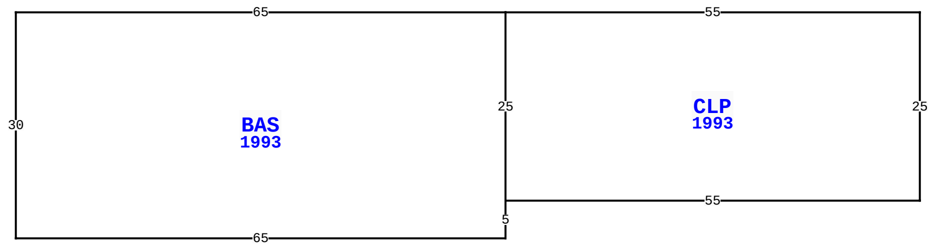
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	06	STEAM 100
Plumbing		4 100
Frame	03	MASONRY 100
Common Wall		30 100
Story Height		20 100
RMS		1 100
Stories	0	0 100
Class	00	. 100
Units		0 100
Quality / QUB8 Adjustme	03	Quality Level 03 / QUST HY 100
DOR CODE	8800	FEDERAL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	1993	1,950	16,583
CLP	1,375	60	1993	825	7,016
TOTALS	3,325			2,775	23,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,775	92.9504	42.52	117,993	1962	1962	0	0	0	80.00	20.00

5 STOR WAREH – 0% - 0 Heated Area: 1950 HX Base Yr



37075 AVIATION 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		5,952,964
TOTAL MARKET OB/XF VALUE		875,744
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TOTAL EXEMPTION VALUE	12	6,776,091
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,098,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,062,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

EXTRA FEATURES

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

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W65 S30 E65 N5 N25 $
CLP=[YR=1993;ORIG=0,25] E55 N25 W55 S25 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/13/2022 BY TWA Total Acres: 18.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS

PT OF NE 1/4 IN OR 97/47

UNITED STATES OF AMERICA
(FAA CENTER)
HILLIARD, FL 32046

2025

09-3N-24-0000-0002-0000

BUILDING CHARACTERISTICS

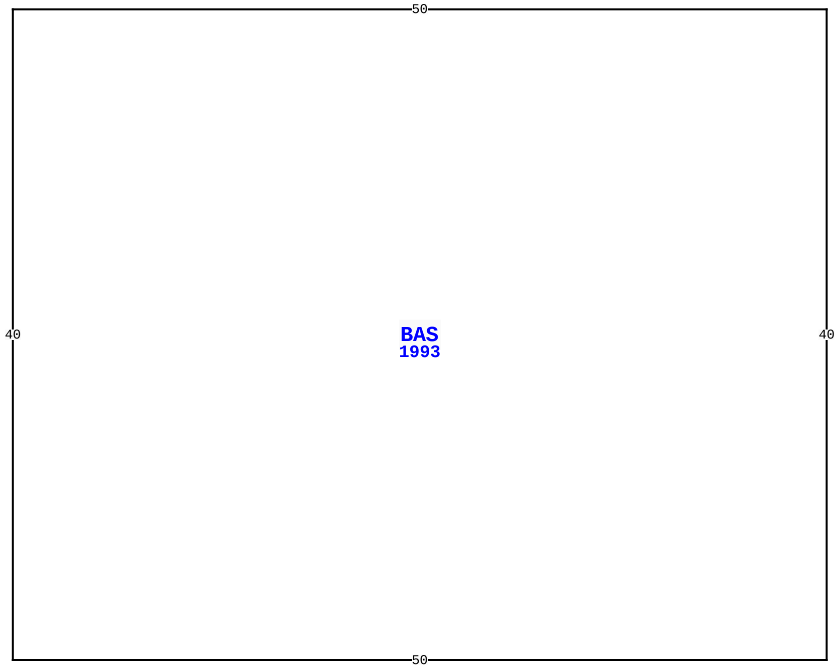
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	06	STEAM 100
Plumbing		4 100
Frame	03	MASONRY 100
Common Wall		30 100
Story Height		0 100
RMS		1 100
Stories	0	0 100
Class	00	. 100
Units		0 100
Quality / Sub Adjustme	03	Quality Level 03 / QUALITY 100
DOR CODE	8800	FEDERAL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	1993	2,000	14,432
TOTALS	2,000			2,000	14,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,000	78.8542	36.08	72,160	1969	1969	0	0	0	80.00	20.00

6 STOR WAREH – 0% - 0 Heated Area: 2000 HX Base Yr



37075 AVIATION 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		5,952,964
TOTAL MARKET OB/XF VALUE		875,744
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		7,098,708
SOH/AGL Deduction		322,617
ASSESSED VALUE		6,776,091
TOTAL EXEMPTION VALUE	12	6,776,091
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,098,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,062,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S40 E50 N40$.

EXTRA FEATURES

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

TOTAL OB/XF 0

LAND DESCRIPTION

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

REVIEW DATE 04/13/2022 BY TWA Total Acres: 18.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS

PT OF NE 1/4 IN OR 97/47

UNITED STATES OF AMERICA
(FAA CENTER)
HILLIARD, FL 32046

2025

09-3N-24-0000-0002-0000

BUILDING CHARACTERISTICS

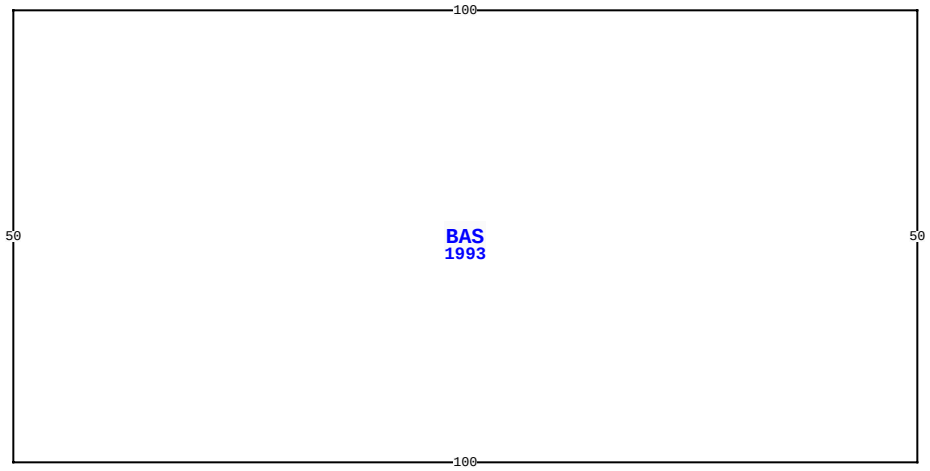
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	06	STEAM 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		0 100
RMS		1 100
Stories	0	0 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8800	FEDERAL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,000	100	1993	5,000	101,600
TOTALS	5,000			5,000	101,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	5,000	88.8272	40.64	203,200	1971	1971	0	0	0	50.00	50.00

7 PREFAB MTL – 0% - 0 Heated Area: 5000 HX Base Yr



37075 AVIATION LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 7 of 8 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		5,952,964
TOTAL MARKET OB/XF VALUE		875,744
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		7,098,708
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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,098,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,062,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W100 S50 E100 N50$.

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

REVIEW DATE 04/13/2022 BY TWA Total Acres: 18.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS

PT OF NE 1/4 IN OR 97/47

UNITED STATES OF AMERICA
(FAA CENTER)
HILLIARD, FL 32046

2025

09-3N-24-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		2 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		1 100
Stories	0	0 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

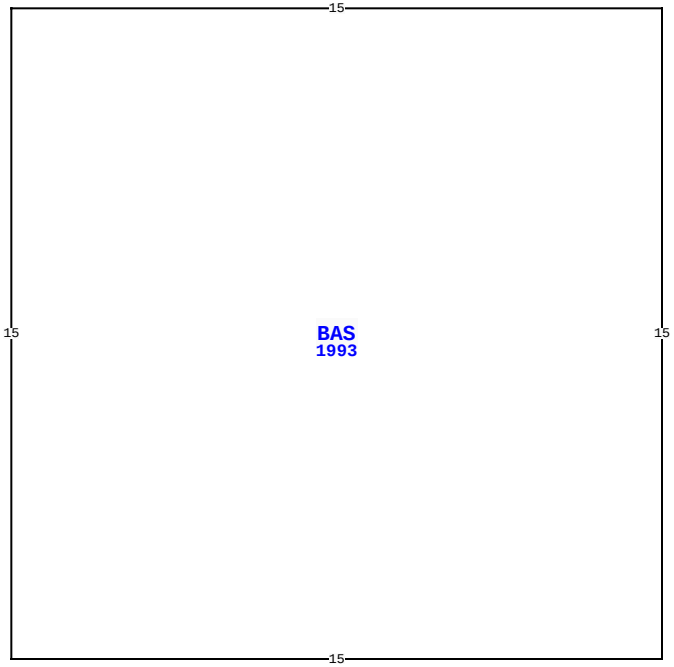
DOR CODE	8800	FEDERAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	225	100	1993	225	3,241
TOTALS	225			225	3,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	225	62.9798	28.81	6,482	1962	1962	0	0	0	50.00	50.00

8 PREFAB MTL – 0% - 0 Heated Area: 225 HX Base Yr



37075 AVIATION LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S15 E15 N15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/13/2022 BY TWA Total Acres: 18.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS