LOT 31
PT OR 1759/312
POINSETTA PARK PB 3/68

TOWN OF HILLIARD
PO BOX 249
HILLIARD, FL 32046

2025

09-3N-24-2480-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		2,450
TOTAL MARKET VALUE		2,450
SOH/AGL Deduction		140
ASSESSED VALUE		2,310
TOTAL EXEMPTION VALUE	04	2,310
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1759/0312	10/06/2011	WD	U	V	18	12,000
GRANTOR: J E GROSS LLC ETAL						
GRANTEE: TOWN OF HILLIARD						
1407/0572	4/26/2006	WD	Q	V	01	100
GRANTOR: GROSS JACK L &						
GRANTEE: DOT'S JACK LLC						

W FOURTH ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

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	008900	C	MUNICIPAL	0	0006	R-2	70.00	120.00	70.00	FF		1.00	1.00	0.10	350.00	35.00	2,450							

REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 2,450 Market: 0 Agricultural: 0 Common: 2,450 PRINTED 07/30/2025 BY SYS