ALL LOT 17 W OF HWY &
ALL LOT 18 W OF HWY S-2
IN OR 2681/1859

MCULLOUGH JENNIFER WESCOTT
2065 HOLLY OAKS RIVER DR
JACKSONVILLE, FL 32225

2025

15-3N-24-2320-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

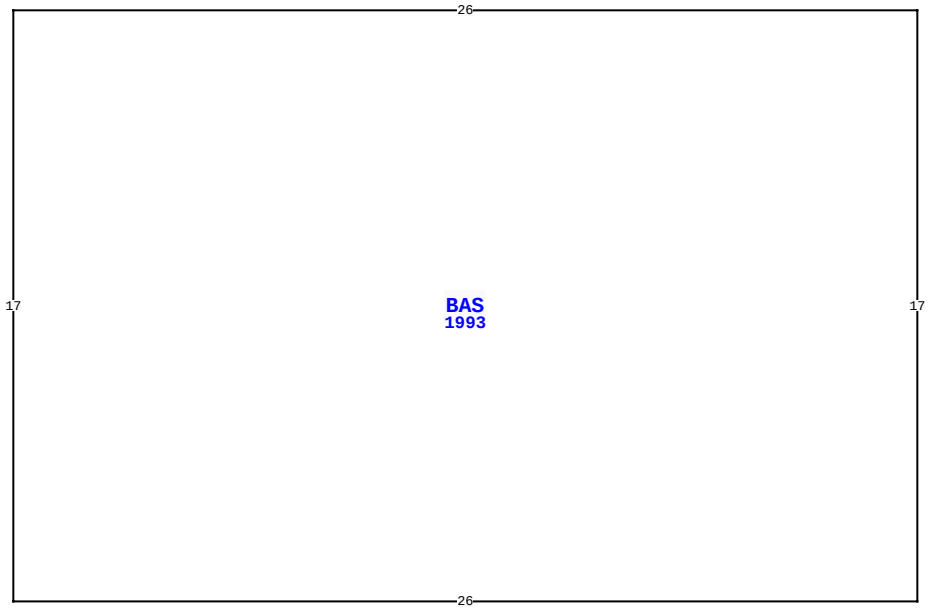
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	442	100	1993	442	33,934
TOTALS	442			442	33,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	442	108.9000	108.90	48,134	1942	1965	0	0	0	29.50	70.50

1 SINGLE FAM – 0% - 2024 Heated Area: 442 HX Base Yr



37093 TESTONE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	363,951
TOTAL MARKET OB/XF VALUE	12,720
TOTAL LAND VALUE - MARKET	186,750
TOTAL MARKET VALUE	563,421
SOH/AGL Deduction	374
ASSESSED VALUE	563,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	563,047
TOTAL JUST VALUE	563,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	511,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230014050	CO ISSUED		11/01/2023
230014049	CO ISSUED		11/01/2023
230011262	SWMH		09/05/2023
230011261	SWMH		09/05/2023
7382	CHNGE SRVC	0	05/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1859	11/30/2023	SW	Q	I	01	615,000
GRANTOR: HAMMAGE & SKEET LLC						
GRANTEE: MCULLOUGH JENNIFER						
1473/1633	1/23/2007	WD	Q	I	06	100
GRANTOR: SIMMONS J GREGG & JOH						
GRANTEE: HAMMAGE & SKEET LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S17 E26 N17$.

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	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	1950	1950	3	20	720	
2	2810	MH SPACE	0	0	0	0	5.00	SF	2,400.00	2,400.00	100	0	0	3	100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 12,720

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	000800	C	MULTI-FAMILY	0		OR	0.00	0.00	4.15	AC		1.00	1.00	1.50	30,000.00	45,000.00	186,750							

REVIEW DATE 11/02/2023 BY WW Total Acres: 4.15 Total Land Value: 186,750 Market: 0 Agricultural: 0 Common: 186,750 PRINTED 07/30/2025 BY SYS

ALL LOT 17 W OF HWY &
ALL LOT 18 W OF HWY S-2
IN OR 2681/1859

MCULLOUGH JENNIFER WESCOTT
2065 HOLLY OAKS RIVER DR
JACKSONVILLE, FL 32225

2025

15-3N-24-2320-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

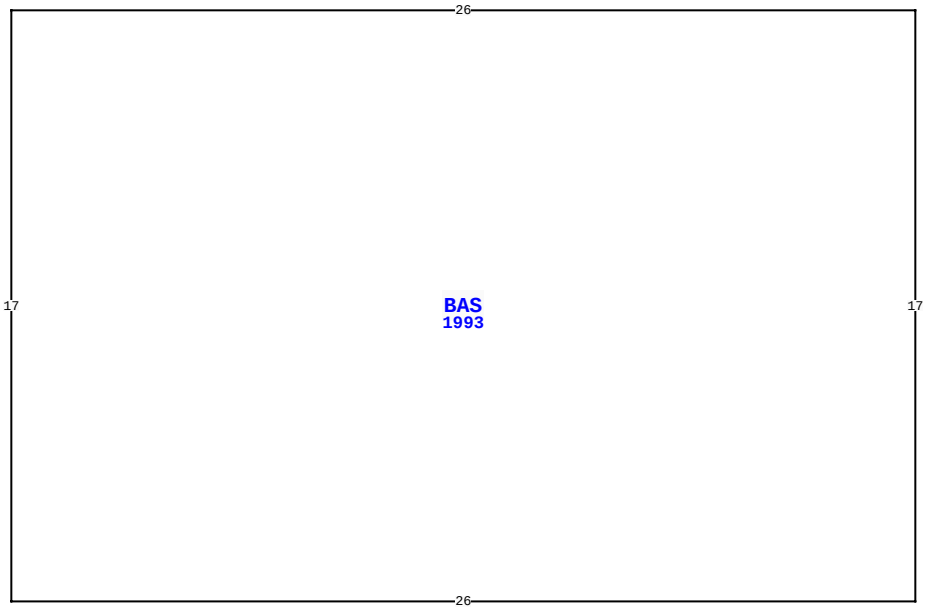
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	442	100	1993	442	33,934
TOTALS	442			442	33,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	442	108.9000	108.90	48,134	1942	1965	0	0	0	29.50	70.50

2 SINGLE FAM – 0% - 2024 Heated Area: 442 HX Base Yr



37093 TESTONE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	363,951
TOTAL MARKET OB/XF VALUE	12,720
TOTAL LAND VALUE - MARKET	186,750
TOTAL MARKET VALUE	563,421
SOH/AGL Deduction	374
ASSESSED VALUE	563,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	563,047
TOTAL JUST VALUE	563,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	511,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1859	11/30/2023	SW	Q	I	01	615,000
GRANTOR: HAMMAGE & SKEET LLC						
GRANTEE: MCULLOUGH JENNIFER						
1473/1633	1/23/2007	WD	Q	I	06	100
GRANTOR: SIMMONS J GREGG & JOH						
GRANTEE: HAMMAGE & SKEET LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S17 E26 N17$.

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 11/02/2023 BY WW Total Acres: 4.15 Total Land Value: 186,750 Market: 0 Agricultural: 0 Common: 186,750 PRINTED 07/30/2025 BY SYS

ALL LOT 17 W OF HWY &
ALL LOT 18 W OF HWY S-2
IN OR 2681/1859

MCULLOUGH JENNIFER WESCOTT
2065 HOLLY OAKS RIVER DR
JACKSONVILLE, FL 32225

2025

15-3N-24-2320-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

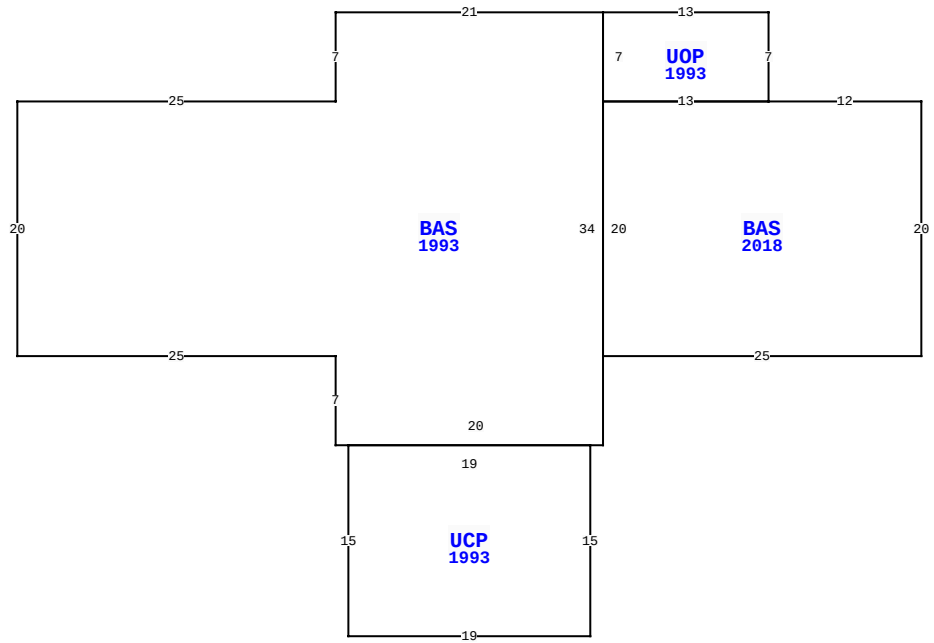
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,214	100	1993	1,214	68,470
BAS	500	100	2018	500	28,200
UCP	285	20	1993	57	3,215
UOP	91	20	1993	18	1,015
TOTALS	2,090			1,789	100,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,789	80.0000	80.00	143,120	1942	1965	0	0	0	29.50	70.50

3 SINGLE FAM – 0% - 2024 Heated Area: 1714 HX Base Yr



37093 TESTONE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	363,951
TOTAL MARKET OB/XF VALUE	12,720
TOTAL LAND VALUE - MARKET	186,750
TOTAL MARKET VALUE	563,421
SOH/AGL Deduction	374
ASSESSED VALUE	563,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	563,047
TOTAL JUST VALUE	563,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	511,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1859	11/30/2023	SW	Q	I	01	615,000
GRANTOR: HAMMAGE & SKEET LLC						
GRANTEE: MCULLOUGH JENNIFER						
1473/1633	1/23/2007	WD	Q	I	06	100
GRANTOR: SIMMONS J GREGG & JOH						
GRANTEE: HAMMAGE & SKEET LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 UOP=[YR=1993] N7 W13 BAS=[YR=1993] W21 S7 W25 S20 E25 S7 E1 UCP=[YR=1993] S15 E19 N15 W19 $ E20 N34 $ S7 E13 $ W13 S20 E25 N20 $.

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 11/02/2023 BY WW Total Acres: 4.15 Total Land Value: 186,750 Market: 0 Agricultural: 0 Common: 186,750 PRINTED 07/30/2025 BY SYS

ALL LOT 17 W OF HWY &
ALL LOT 18 W OF HWY S-2
IN OR 2681/1859

MCULLOUGH JENNIFER WESCOTT
2065 HOLLY OAKS RIVER DR
JACKSONVILLE, FL 32225

2025

15-3N-24-2320-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

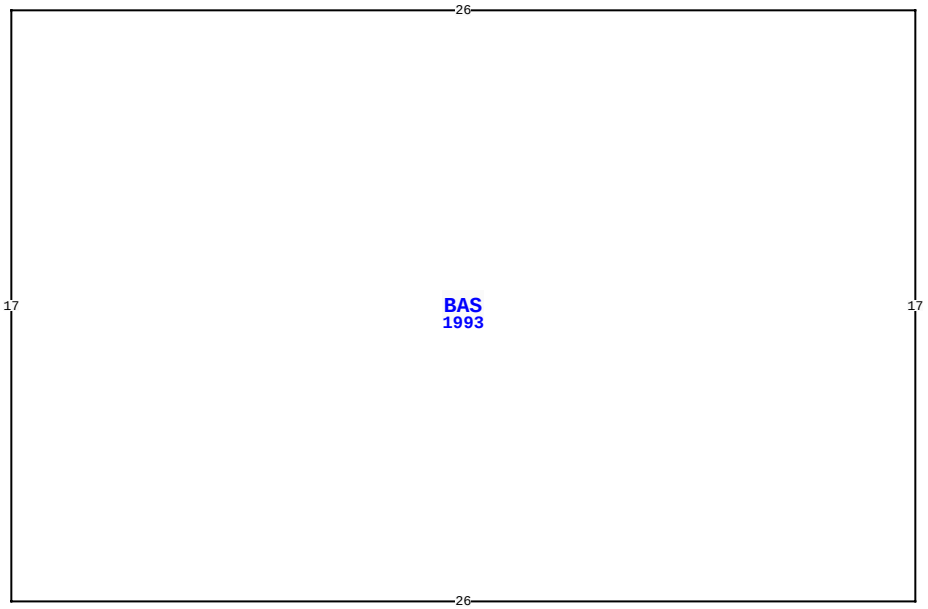
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	442	100	1993	442	33,934
TOTALS	442			442	33,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	442	108.9000	108.90	48,134	1942	1965	0	0	0	29.50	70.50

4 SINGLE FAM – 0% - 2024 Heated Area: 442 HX Base Yr



37093 TESTONE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	363,951
TOTAL MARKET OB/XF VALUE	12,720
TOTAL LAND VALUE - MARKET	186,750
TOTAL MARKET VALUE	563,421
SOH/AGL Deduction	374
ASSESSED VALUE	563,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	563,047
TOTAL JUST VALUE	563,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	511,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1859	11/30/2023	SW	Q	I	01	615,000
GRANTOR: HAMMAGE & SKEET LLC						
GRANTEE: MCULLOUGH JENNIFER						
1473/1633	1/23/2007	WD	Q	I	06	100
GRANTOR: SIMMONS J GREGG & JOH						
GRANTEE: HAMMAGE & SKEET LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S17 E26 N17$.

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 11/02/2023 BY WW Total Acres: 4.15 Total Land Value: 186,750 Market: 0 Agricultural: 0 Common: 186,750 PRINTED 07/30/2025 BY SYS

ALL LOT 17 W OF HWY &
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2025

15-3N-24-2320-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

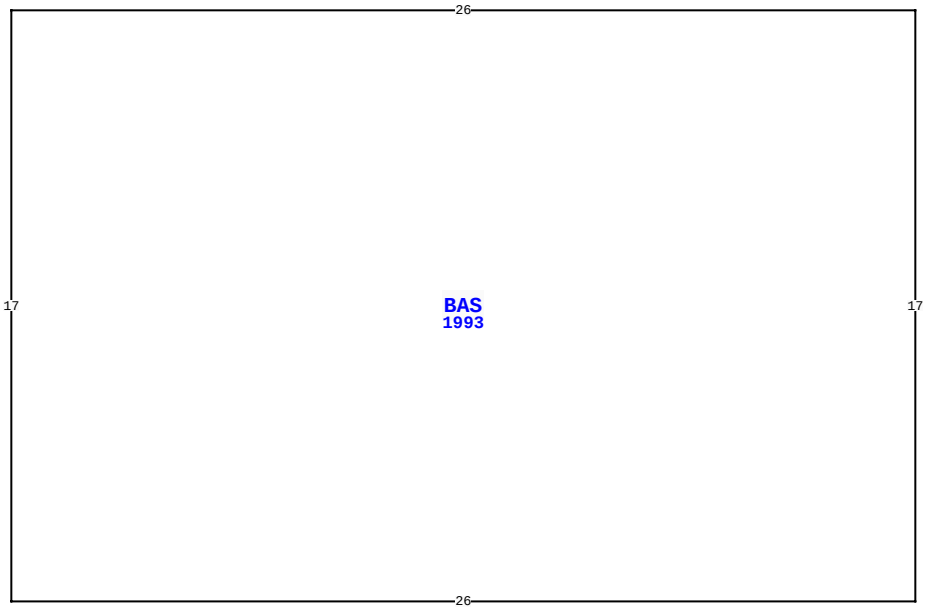
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	442	100	1993	442	33,934
TOTALS	442			442	33,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	442	108.9000	108.90	48,134	1942	1965	0	0	0	29.50	70.50

5 SINGLE FAM – 0% - 2024 Heated Area: 442 HX Base Yr



37093 TESTONE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	363,951
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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	511,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1859	11/30/2023	SW	Q	I	01	615,000
GRANTOR: HAMMAGE & SKEET LLC						
GRANTEE: MCULLOUGH JENNIFER						
1473/1633	1/23/2007	WD	Q	I	06	100
GRANTOR: SIMMONS J GREGG & JOH						
GRANTEE: HAMMAGE & SKEET LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S17 E26 N17$.

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 11/02/2023 BY WW Total Acres: 4.15 Total Land Value: 186,750 Market: 0 Agricultural: 0 Common: 186,750 PRINTED 07/30/2025 BY SYS

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JACKSONVILLE, FL 32225

2025

15-3N-24-2320-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

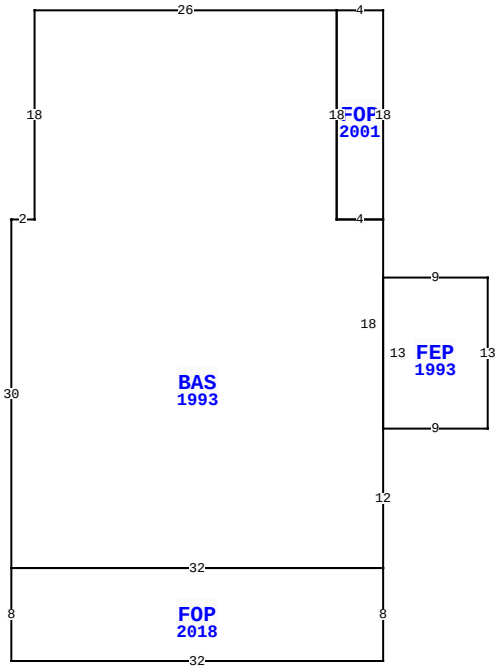
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	1993	1,428	59,580
FEP	117	80	1993	94	3,922
FOP	72	30	2001	22	918
FOP	256	30	2018	77	3,213
TOTALS	1,873			1,621	67,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,621	82.6200	82.62	133,927	1920	1965	0	0	0	49.50	50.50

6 SINGLE FAM – 0% - 2024 Heated Area: 1428 HX Base Yr



37093 TESTONE LN, HILLIARD

BLD DATE		LGL DATE	
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	363,951
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TOTAL JUST VALUE	563,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	511,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1859	11/30/2023	SW	Q	I	01	615,000
GRANTOR: HAMMAGE & SKEET LLC						
GRANTEE: MCULLOUGH JENNIFER						
1473/1633	1/23/2007	WD	Q	I	06	100
GRANTOR: SIMMONS J GREGG & JOH						
GRANTEE: HAMMAGE & SKEET LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W4 BAS=[YR=1993] W26 S18 W2 S30 FOP=[YR=2018] S8 E32 N8 W32 $ E32 N12 FEP=[YR=1993] E9 N13 W9 S13 $ N18 W4 N18 $ S18 E4 N18 $.

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 11/02/2023 BY WW Total Acres: 4.15 Total Land Value: 186,750 Market: 0 Agricultural: 0 Common: 186,750 PRINTED 07/30/2025 BY SYS

ALL LOT 17 W OF HWY &
ALL LOT 18 W OF HWY S-2
IN OR 2681/1859

MCULLOUGH JENNIFER WESCOTT
2065 HOLLY OAKS RIVER DR
JACKSONVILLE, FL 32225

2025

15-3N-24-2320-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

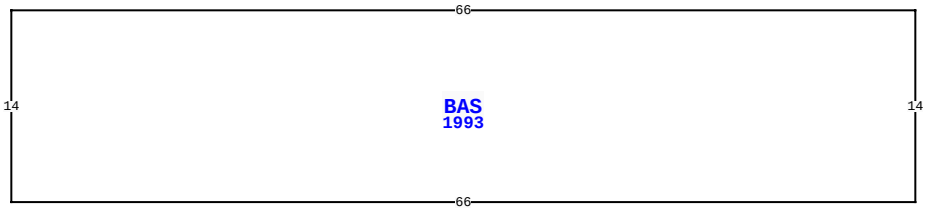
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	24,615
TOTALS	924			924	24,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	111.0000	88.80	82,051	1985	1985	0	0	0	70.00	30.00

7 M/H 93- – 0% - 2024 Heated Area: 924 HX Base Yr



37093 TESTONE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	363,951
TOTAL MARKET OB/XF VALUE	12,720
TOTAL LAND VALUE - MARKET	186,750
TOTAL MARKET VALUE	563,421
SOH/AGL Deduction	374
ASSESSED VALUE	563,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	563,047
TOTAL JUST VALUE	563,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	511,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1859	11/30/2023	SW	Q	I	01	615,000
GRANTOR: HAMMAGE & SKEET LLC						
GRANTEE: MCULLOUGH JENNIFER						
1473/1633	1/23/2007	WD	Q	I	06	100
GRANTOR: SIMMONS J GREGG & JOH						
GRANTEE: HAMMAGE & SKEET LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

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 11/02/2023 BY WW Total Acres: 4.15 Total Land Value: 186,750 Market: 0 Agricultural: 0 Common: 186,750 PRINTED 07/30/2025 BY SYS

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JACKSONVILLE, FL 32225

2025

15-3N-24-2320-0017-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	01	NONE 0
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

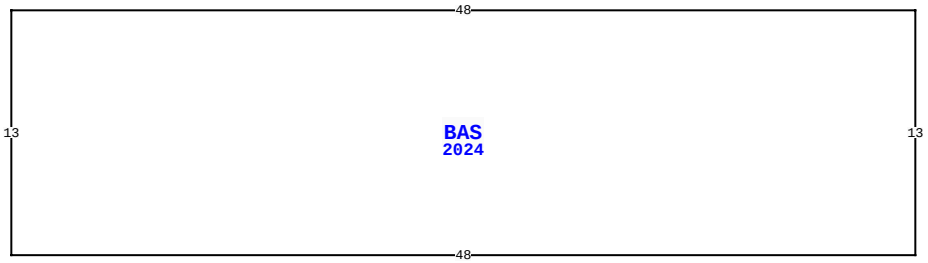
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	2024	624	13,778
TOTALS	624			624	13,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	624	92.0000	73.60	45,926	1984	1984	0	0	0	70.00	30.00

8 M/H 93- – 0% - 2024 Heated Area: 624 HX Base Yr



37093 TESTONE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 8 of 9 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	363,951
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TOTAL LAND VALUE - MARKET	186,750
TOTAL MARKET VALUE	563,421
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ASSESSED VALUE	563,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	563,047
TOTAL JUST VALUE	563,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	511,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1859	11/30/2023	SW	Q	I	01	615,000
GRANTOR: HAMMAGE & SKEET LLC						
GRANTEE: MCULLOUGH JENNIFER						
1473/1633	1/23/2007	WD	Q	I	06	100
GRANTOR: SIMMONS J GREGG & JOH						
GRANTEE: HAMMAGE & SKEET LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,30] S13 E48 N13 W48 $
.

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

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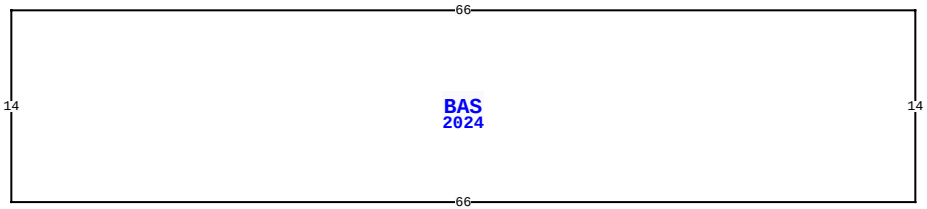
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2024	924	21,289
TOTALS	924			924	21,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	96.0000	76.80	70,963	1993	1993	0	0	0	70.00	30.00

9 M/H 93- – 0% - 2024 Heated Area: 924 HX Base Yr



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GRANTEE: HAMMAGE & SKEET LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,20] S14 E66 N14 W66 $
.

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

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