PT OF NE1/4 & PT OF NW1/4 OF
SEC 16-3N-24E IN OR 1179/721
(EX PT IN OR 598/920)

HOLLEY VIVIAN C REVOCABLE TRUST/HOLLEY VIVIAN C TR
17130 HOLLEY OAKS LN
HILLIARD, FL 32046

2025

16-3N-24-0000-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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	8,930
TOTAL LAND VALUE - MARKET	128,250
TOTAL MARKET VALUE	137,180
SOH/AGL Deduction	56,717
ASSESSED VALUE	80,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,463
TOTAL JUST VALUE	137,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2655/655	6/29/2023	WD	U	I	11	100
GRANTOR: HOLLEY VIVIAN C						
GRANTEE: HOLLEY VIVIAN C REV						
1179/0721	10/09/2003	WD	Q	I	01	100
GRANTOR: HOLLEY J O						
GRANTEE: HOLLEY ONIS L & VIV						

37102 REAGAN PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 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
1	0681	POLE SHED	0	0	36	30	1,080.00	SF	11.25	11.25	100	1980	1980	3	20	2,430	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1970	1970	3	100	6,000	
3	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1920	1920	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,930

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	000100	C	RES	0	0007	A-1	0.00	0.00	4.50	AC		1.00	1.00	0.95	30,000.00	28,500.00	128,250							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 4.50 Total Land Value: 128,250 Market: 0 Agricultural: 0 Common: 128,250 PRINTED 07/30/2025 BY SYS