

PT OF NE1/4 & PT OF NW1/4 OF
SEC 16-3N-24E
IN OR 2754 PG 1735 AS TO PAR 2

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

2025

16-3N-24-0000-0017-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																						
Exterior Wall	19	COMMON BRK 90	0900	01	3,041	97.1244	128.20	389,856	1975	1975	0	0	0	33.00	67.00	VALUATION SUMMARY																					
Exterior Wall	05	AVERAGE 10	1 SNGL FAM - 0% - 2025													Heated Area: 2640																					
Roof Structure	03	GABLE/HIP 100	27													27																					
Roof Cover	03	COMP SHNGL 100	22													22																					
Interior Wall	05	DRYWALL 100	27													27																					
Interior Floor	14	CARPET 70	27													27																					
Interior Floor	08	SHT VINYL 30	27													27																					
Air Condition	03	CENTRAL 100	27													27																					
Heating Type	04	AIR DUCTED 100	27													27																					
Bedrooms	3	100	27													27																					
Bathrooms	2	100	27													27																					
Frame	03	MASONRY 100	27													27																					
Stories	2.	2. 100	27													27																					
Units	0	100	27													27																					
BUD8 Adjustme	03	DIST HI 100	27													27																					
Occupancy	00	NONE 100	27													27																					
Quality		01	Quality Level 01													STANDARD																					
DOR CODE		0100	SINGLE FAMILY													Tax Group: 3																					
MAP NUM			MKT AREA													Tax Dist:																					
NEIGHBORHOOD/LOC		6001.00														BUILDING MARKET VALUE																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											TOTAL MARKET OB/XF VALUE																					
BAS	1,617	100	1993	1,617	138,890											TOTAL LAND VALUE - MARKET																					
FGR	594	55	1993	327	28,087											TOTAL MARKET VALUE																					
FOP	248	30	1993	74	6,356											SOH/AGL Deduction																					
FUS	1,023	100	1993	1,023	87,870											ASSESSED VALUE																					
TOTALS					3,482			3,041	261,204											TOTAL EXEMPTION VALUE																	
EXTRA FEATURES					37093 REAGAN PL, HILLIARD										05/12/2025										MLU												
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																				
1	0810	CONCRETE A	0	0	0	0	264.00	SF	6.50	6.50	100	1980	1980	3	30	515																					
2	0811	CONCRETE B	0	0	0	0	612.00	SF	5.20	5.20	100	1980	1980	3	30	955																					
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540																					
BUILDING DIMENSIONS																		BAS=[YR=1993] W22 N2 W33 S2 FGR=[YR=1993] W22 S27 E22N27\$ S29 E1FOP=[YR=1993] S8 E31 N8W31\$ E32 N2 E22 N27\$ PTR=E20 FUS=[YR=1993] E33 S31 W33 N31\$W20\$.																			
LAND DESCRIPTION																		TOTAL OB/XF 3,010																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 05/12/2019 BY KBA Total Acres: 4.50 Total Land Value: 128,250 Market: 0 Agricultural: 0 Common: 128,250 PRINTED 07/30/2025 BY SYS																																					