PT LOTS 6,7,8 &
PT N1/2 OF NE1/4 OF SE1/4
SEC 16-3N-24E IN OR 2587/1063

HOLLEY MARCUS
17671 HOLLEY OAKS LANE
HILLIARD, FL 32046

2025

16-3N-24-2320-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

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

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	159,375
TOTAL MARKET VALUE	159,375
SOH/AGL Deduction	2,031
ASSESSED VALUE	157,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,344
TOTAL JUST VALUE	159,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1063	8/29/2022	SW	U	V	37	79,400
GRANTOR: BEL PROPERTY MANAGEME						
GRANTEE: HOLLEY MARCUS						
0675/1186	2/18/1993	WD	U	I	09	175,000
GRANTOR: BUFFKIN J DONALD						
GRANTEE: BEL PROPERTY MGMT						

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	004000	C	VAC INDUSTIR	0		M-1	0.00	0.00	65,340.00	SF		1.00	1.00	1.00	1.75	1.75	114,345							
2	009605	C	WETLANDS	0		M-1	0.00	0.00	14.88	AC		1.00	1.00	1.00	1,000.00	1,000.00	14,880							
3	009600	C	WASTELAND	0		M-1	0.00	0.00	12.06	AC		1.00	1.00	1.00	2,500.00	2,500.00	30,150							

REVIEW DATE 04/29/2025 BY MLU Total Acres: 28.44 Total Land Value: 159,375 Market: 0 Agricultural: 0 Common: 159,375 PRINTED 07/30/2025 BY SYS