TRACT 16 SEC 16-4N-24
BRANTLEY FARMS PB 5/97

HOLLEY MARCUS W
17671 HOLLEY OAKS LN
HILLIARD, FL 32046

2025

16-4N-24-0180-0016-0000

BUILDING CHARACTERISTICS

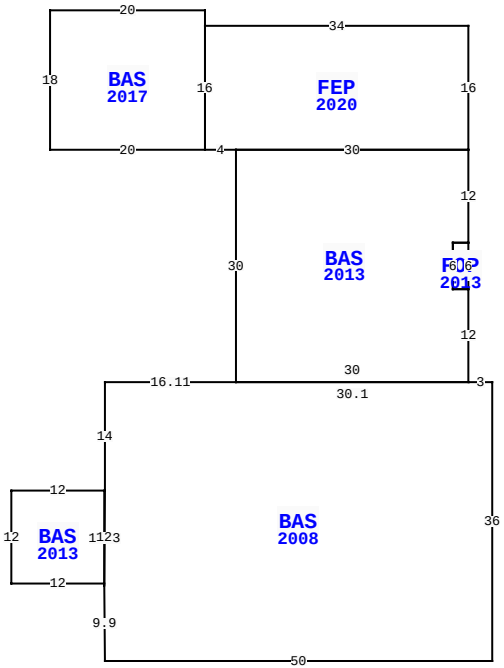
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE 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	1,801	100	2008	1,801	177,908
BAS	144	100	2013	144	14,225
BAS	888	100	2013	888	87,719
BAS	360	100	2017	360	35,562
FEP	544	80	2020	435	42,971
FOP	12	30	2013	4	396
TOTALS	3,749			3,632	358,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,632	105.6510	105.65	383,721	2008	2010	0	0	0	6.50	93.50

2 SINGLE FAM – 0% - 2024 Heated Area: 3193 HX Base Yr



273159 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	371,836
TOTAL MARKET OB/XF VALUE	6,917
TOTAL LAND VALUE - MARKET	69,750
TOTAL MARKET VALUE	448,503
SOH/AGL Deduction	0
ASSESSED VALUE	448,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	448,503
TOTAL JUST VALUE	448,503
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	408,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20638	CO ISSUED	0	10/01/2007
R10776	REPAIR/RRF	6,000	10/01/2007
E20112	ELEC OTHER	1,000	10/01/2007
M13366	MECH OTHER	0	10/01/2007
P12775	OTHER	0	10/01/2007
B20638	NEW CONSTR	118,734	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/1884	12/11/2023	CT	U	I	18	295,000
GRANTOR: CLERK OF COURT						
GRANTEE: HOLLEY MARCUS W						
1519/0202	8/14/2007	WD	U	I	11	50,000
GRANTOR: ADAMS CHARLES L & PAT						
GRANTEE: THOMPSON KENNETH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0.1,0] W3 W30.1 W16.11 S14 D12.3L0.1
D9.9R0.1 E50 N36 $
BAS=[YR=2013;ORIG=-3,0] N12 W2 N6 E2 N12 W30 S30 E30 $
FEP=[YR=2020;ORIG=-3,-30] N16 W34 S16 E4 E30 $
BAS=[YR=2017;ORIG=-57,-48] S18 E20 N16 N2 W20 $
BAS=[YR=2013;ORIG=-50,14] W12 S12 E12 N12 $
FOP=[YR=2013;ORIG=-3,-12] N6 W2 S6 E2 $
.

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	0476	VF 6 SBPL	0	0	0	0	180.00	LF	32.00	32.00	100	2010	2010	3	76	4,378	
2	0810	CONCRETE A	0	0	30	14	420.00	SF	6.50	6.50	100	2013	2013	3	93	2,539	

LAND DESCRIPTION

TOTAL OB/XF 6,917

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	0006	OR	0.00	0.00	1.55	AC		1.00	1.00	1.00	45,000.00	45,000.00	69,750							

REVIEW DATE 07/26/2024 BY WWA Total Acres: 1.55 Total Land Value: 69,750 Market: 0 Agricultural: 0 Common: 69,750 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

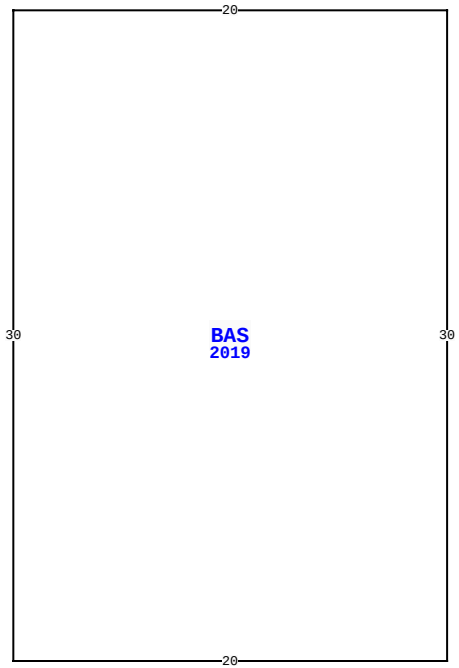
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2019	600	13,057
TOTALS	600			600	13,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	23.40	14,040	2017	2017	0	0	0	7.00	93.00

3 GARAGE RES – 0% - 2024 Heated Area: 600 HX Base Yr



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BASE TAXABLE VALUE	448,503
TOTAL JUST VALUE	448,503
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	408,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18838	ELEC OTHER	700	02/01/2007
R10136	REPAIR/RRF	3,500	02/01/2007
B19518	NEW CONSTR	98,076	02/01/2007
M12729	TANKS/BLRS	0	02/01/2007
P12161	OTHER	0	02/01/2007
5847	XFOB	6,800	07/03/1989

SALES DATA

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GRANTOR: CLERK OF COURT						
GRANTEE: HOLLEY MARCUS W						
1519/0202	8/14/2007	WD	U	I	11	50,000
GRANTOR: ADAMS CHARLES L & PAT						
GRANTEE: THOMPSON KENNETH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 S30 E20 N30$.

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 07/26/2024 BY WWA Total Acres: 1.55 Total Land Value: 69,750 Market: 0 Agricultural: 0 Common: 69,750 PRINTED 07/30/2025 BY SYS