PT OF LOT 28 (S-1)
IN OR 2655/664
CORNWALL SURVEY

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

2025

17-3N-24-2020-0028-0010

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

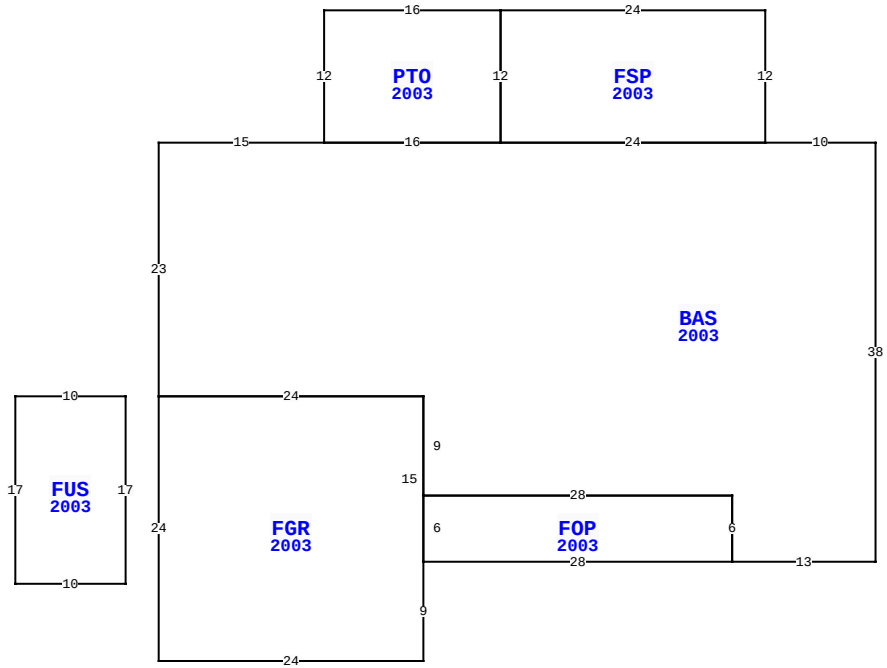
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	2003	1,942	220,448
FGR	576	55	2003	317	35,984
FOP	168	30	2003	50	5,676
FSP	288	40	2003	115	13,054
FUS	170	100	2003	170	19,298
PTO	192	5	2003	10	1,135
TOTALS	3,336			2,604	295,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,604	95.8176	126.48	329,354	2003	2003	0	0	0	10.25	89.75

1 SNGL FAM – 0% - 0 Heated Area: 2112 HX Base Yr



15758 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	295,595
TOTAL MARKET OB/XF VALUE	12,814
TOTAL LAND VALUE - MARKET	148,800
TOTAL MARKET VALUE	457,209
SOH/AGL Deduction	78,307
ASSESSED VALUE	378,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	378,902
TOTAL JUST VALUE	457,209
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/664	6/29/2023	QC	U	I	11	100
GRANTOR: HOLLEY VIVIAN						
GRANTEE: HOLLEY VIVIAN C REV						
2506/1256	10/15/2021	QC	U	I	11	100
GRANTOR: HOLLEY ONIS LYNWOOD						
GRANTEE: HOLLEY VIVIAN & BRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W10 W24 W16 W15 S23 E24 S9 E28 S6 E13 N38 $
FGR=[YR=2003;ORIG=-65,23] S24 E24 N9 N15 W24 $
FSP=[YR=2003;ORIG=-10,0] N12 W24 S12 E24 $
FUS=[YR=2003;ORIG=-78,23] E10 S17 W10 N17 $
FOP=[YR=2003;ORIG=-41,38] E28 N6 W28 S6 $
PTR=[ORIG=0,0] E10 W10 $
PTO=[YR=2003;ORIG=-50,-12] E16 S12 W16 N12 $
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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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	0	0	0	2,525.00	SF	4.00	4.00	100	2003	2003	3	82	8,282	
3	0476	VF 6 SBPL	0	0	0	0	82.00	LF	32.00	32.00	100	2003	2003	3	58	1,522	

LAND DESCRIPTION

TOTAL OB/XF 12,814

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	0004	A-1	0.00	0.00	4.96	AC		1.00	1.00	1.00	30,000.00	30,000.00	148,800							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 4.96 Total Land Value: 148,800 Market: 0 Agricultural: 0 Common: 148,800 PRINTED 07/30/2025 BY SYS