E1/2 OF LOTS 63 & 64
A/K/A NE1/4 OF NE/14 OF NE1/4
IN OR 560 PG 228

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

18-3N-24-2020-0063-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

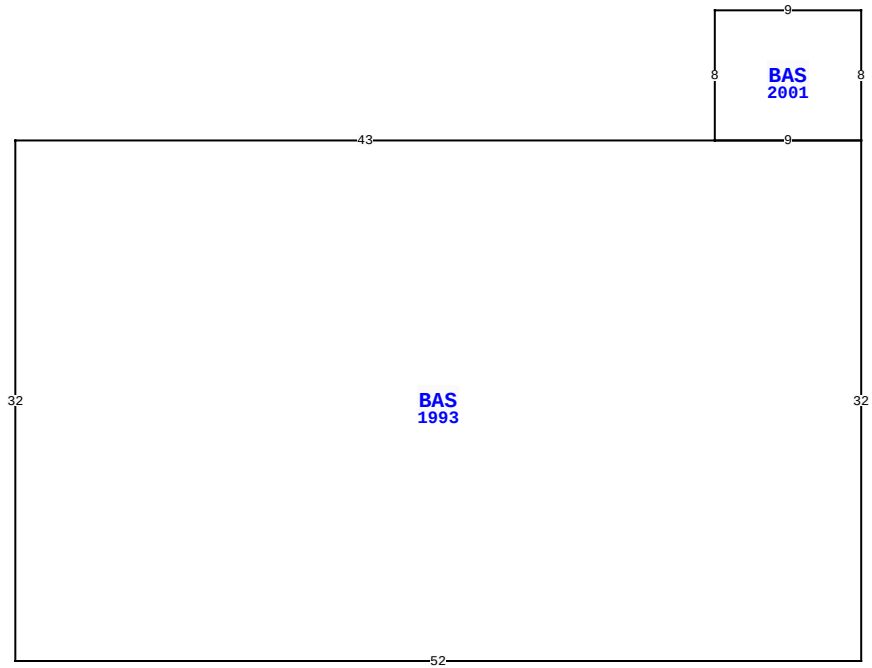
DOR CODE 8600 COUNTY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1993	1,664	91,002
BAS	72	100	2001	72	3,938
TOTALS	1,736			1,736	94,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1103	04	1,736	78.4350	65.89	114,385	1989	1990	0	0	0	17.00	83.00

1 CONCESSION – 0% - 0 Heated Area: 1736 HX Base Yr



BLD DATE	11/26/2024	KWA	LGL DATE	
XF DATE	11/26/2024	KWA	LAND DATE	05/21/2025 MLU
INC DATE			AG DATE	

175355 BAY RD, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,700
TOTAL MARKET OB/XF VALUE		277,001
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		704,701
SOH/AGL Deduction		113,936
ASSESSED VALUE		590,765
TOTAL EXEMPTION VALUE	03	590,765
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		704,701
NCON VALUE		113,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,860

STEIN TOMPKINS SPORTS COMPLEX

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005879	(7) CANTILEVER SH	42,178	05/15/2024
22014343	PLAYGROUND	21,770	09/20/2022
E26356	ELEC OTHER	0	07/01/2013
E1326356	REMODEL	0	07/01/2013
M1318496	H/AC	0	07/01/2013
R1313571	REPAIR/RRF	42,500	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0560/0228	12/30/1988	WD	U	V		17,500

GRANTOR: CASSIDY CAROL T
GRANTEE: BRC OF NASSAU COUNT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W9 S8 BAS=[YR=1993] W43 S32 E52 N32 W9$ E9 N8$
.

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	0351	CARPORT MT	0	0	30	6	180.00	SF	10.00	10.00	100	1989	1989	3	20	360	
2	0351	CARPORT MT	0	0	30	6	180.00	SF	10.00	10.00	100	1989	1989	3	20	360	
3	0351	CARPORT MT	0	0	21	20	210.00	SF	10.00	10.00	100	1989	1989	3	20	420	
4	0422	CL FNC 4'	0	0	0	0	1,289.00	LF	15.00	15.00	100	1989	1989	3	25	4,834	
5	0424	CL FNC 6'	0	0	0	0	114.00	LF	20.00	20.00	100	1989	1989	3	25	570	
6	0425	CL FNC 8'	0	0	0	0	118.00	LF	10.65	10.65	100	1989	1989	3	25	314	
7	0426	CL FNC 12'	0	0	0	0	118.00	LF	15.60	15.60	100	1989	1989	3	25	460	
8	0350	CARPORT WD	0	0	40	20	800.00	SF	13.00	13.00	100	1991	1991	3	20	2,080	
9	0350	CARPORT WD	0	0	40	20	800.00	SF	13.00	13.00	100	1991	1991	3	20	2,080	
10	0351	CARPORT MT	0	0	20	6	120.00	SF	10.00	10.00	100	1991	1991	3	20	240	

TOTAL OB/XF 11,718

LAND DESCRIPTION

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	008600	C	COUNTY	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 11/26/2024 BY KWA Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS

E1/2 OF LOTS 63 & 64
A/K/A NE1/4 OF NE/14 OF NE1/4
IN OR 560 PG 228

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

18-3N-24-2020-0063-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

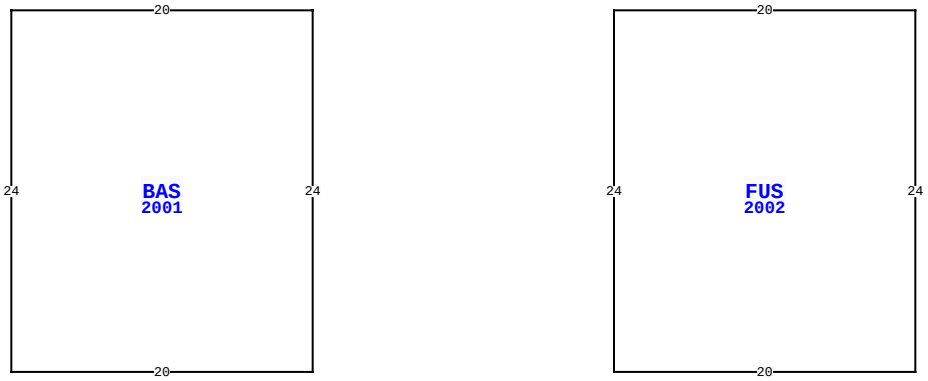
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2001	480	34,227
FUS	480	100	2002	480	34,227
TOTALS	960			960	68,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	960	75.1905	81.96	78,682	1998	1998	0	0	0	13.00	87.00

2 CLUB HOUSE – 0% - 0 Heated Area: 960 HX Base Yr



175355 BAY RD, HILLIARD

BLD DATE	11/26/2024	KWA	LGL DATE	
XF DATE	11/26/2024	KWA	LAND DATE	05/21/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,700
TOTAL MARKET OB/XF VALUE		277,001
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		704,701
SOH/AGL Deduction		113,936
ASSESSED VALUE		590,765
TOTAL EXEMPTION VALUE	03	590,765
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		704,701
NCON VALUE		113,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006987	NEW CONSTR	3,500	03/01/2000
E017883	NEW CONSTR	3,500	03/01/2000
2917	H/AC	4,000	02/14/1989
5532	NEW CONSTR	25,500	02/14/1989
3402	NEW CONSTR	0	02/13/1989
5722	NEW CONSTR	3,500	02/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0560/0228	12/30/1988	WD	U	V		17,500

GRANTOR: CASSIDY CAROL T
GRANTEE: BRC OF NASSAU COUNT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 S24 E20 N24$ PTR= E20 FUS=[YR=2002] E20 S24 W20 N24$ W20$.

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
11	0351	CARPORT MT	0	0	21	5	105.00	SF	10.00	10.00	100	1991	1991	3	20	210	
12	0351	CARPORT MT	0	0	21	5	105.00	SF	10.00	10.00	100	1991	1991	3	20	210	
13	0351	CARPORT MT	0	0	21	10	210.00	SF	10.00	10.00	100	1991	1991	3	20	420	
14	0418	EXHST FAN	1	0	0	0	2.00	UT	400.00	400.00	100	1995	1995	3	20	160	
15	2520	FIELD LGHT	0	0	0	0	18.00	UT	22,500.00	22,500.00	100	1997	1997	3	20	81,000	
16	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	1995	1995	3	20	300	
17	1123	CB 8"	0	0	20	6	120.00	SF	6.15	6.15	100	1995	1995	3	68	502	
18	0812	CONCRETE C	0	0	0	0	8,953.00	SF	4.00	4.00	100	1998	1998	3	73	26,143	
19	0810	CONCRETE A	0	0	17	10	170.00	SF	6.50	6.50	100	2001	2001	3	79	873	
20	0466	FNC GT 20'	0	0	0	0	4.00	UT	750.00	750.00	100	1995	1995	3	32	960	

TOTAL OB/XF 110,778

LAND DESCRIPTION

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

REVIEW DATE 11/26/2024 BY KWA Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS

E1/2 OF LOTS 63 & 64
A/K/A NE1/4 OF NE/14 OF NE1/4
IN OR 560 PG 228

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

18-3N-24-2020-0063-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

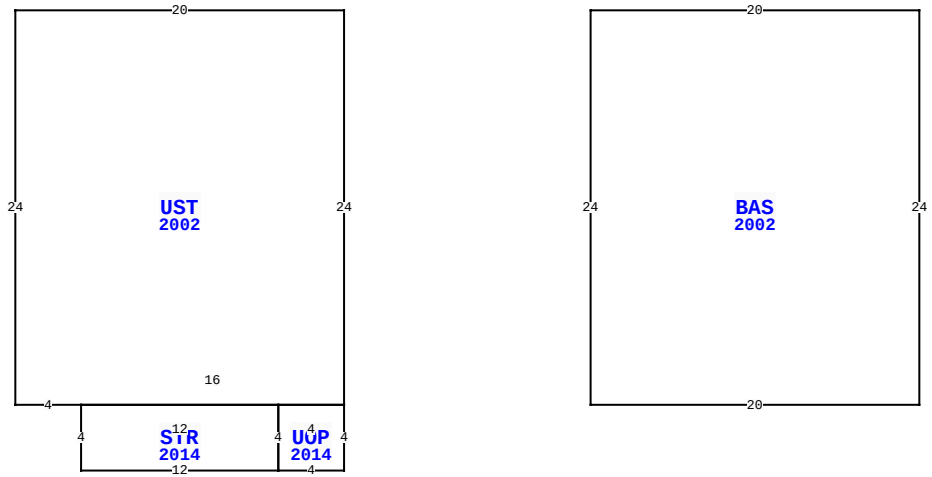
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		3 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
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	480	100	2002	480	48,923
STR	48	10	2014	5	510
UOP	16	20	2014	3	306
UST	480	40	2002	192	19,569
TOTALS	1,024			680	69,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	680	108.4125	118.17	80,356	2002	2002	0	0	0	13.75	86.25

3 CLUB HOUSE – 0% - 0 Heated Area: 480 HX Base Yr



175355 BAY RD, HILLIARD

BLD DATE	11/26/2024	KWA	LGL DATE	
XF DATE	11/26/2024	KWA	LAND DATE	05/21/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,700
TOTAL MARKET OB/XF VALUE		277,001
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		704,701
SOH/AGL Deduction		113,936
ASSESSED VALUE		590,765
TOTAL EXEMPTION VALUE	03	590,765
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		704,701
NCON VALUE		113,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5516	FOUNDATION	0	02/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0560/0228	12/30/1988	WD	U	V		17,500

GRANTOR: CASSIDY CAROL T

GRANTEE: BRC OF NASSAU COUNT

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2002] W20 S24 E4 STR=[YR=2014] S4 E12UOP=[YR=2014] E4 N4 W4 S4$ N4 W12$ E16 N24$ PTR= E15 BAS=[YR=2002] E20 S24 W20 N24$ W15$.

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
21	0424	CL FNC 6'	0	0	0	0	3,070.00	LF	20.00	20.00	100	1995	1995	3	32	19,648	
22	0425	CL FNC 8'	0	0	0	0	364.00	LF	10.65	10.65	100	1995	1995	3	32	1,241	
23	0427	CL FNC 10'	0	0	0	0	522.00	LF	13.51	13.51	100	1995	1995	3	32	2,257	
24	0463	FENCE GATE	0	0	0	0	15.00	UT	300.00	300.00	100	1995	1995	3	32	1,440	
26	0476	VF 6 SBPL	0	0	0	0	29.00	LF	32.00	32.00	100	2012	2012	3	81	752	
27	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	
28	0351	CARPORT MT	0	0	80	23	1,840.00	SF	10.00	10.00	100	2020	2020	3	86	15,824	
29	0097	AWNING CN	0	0	20	10	200.00	SF	65.00	65.00	100	2025	2024		100	65,000	
30	0097	AWNING CN	0	0	30	10	300.00	SF	65.00	65.00	100	2025	2024		100	19,500	
31	0097	AWNING CN	0	0	44	10	440.00	SF	65.00	65.00	100	2025	2024		100	28,600	

TOTAL OB/XF 154,505

LAND DESCRIPTION

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

REVIEW DATE 11/26/2024 BY KWA Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS