LOT 53
(EX OR 2652/674, OR 2652/682, OR 2652/690, & OR 2652/698)

CLEVES ALAN A & ANGELA
86101 KYLE FRASIER RD
YULEE, FL 32097

2025

22-3N-24-2320-0053-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

457677 OLD DIXIE HWY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 — 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,843
TOTAL LAND VALUE - MARKET	117,000
TOTAL MARKET VALUE	131,843
SOH/AGL Deduction	0
ASSESSED VALUE	131,843
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,843
TOTAL JUST VALUE	131,843
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/1994	6/09/2022	WD	Q	V	01	225,000
GRANTOR: BOLLIG MARK A & SHARO						
GRANTEE: CLEVES ALAN A & ANG						
2480/0444	7/16/2021	WD	Q	V	01	145,500
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: BOLLIG MARK A & SHA						

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
1	0940	SHEDS/PORT	0	0	38	14	532.00	SF	30.00	30.00	100	2023	2022		93	14,843	

LAND DESCRIPTION

TOTAL OB/XF 14,843

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		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	117,000							

REVIEW DATE 07/19/2023 BY WWA Total Acres: 6.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS