PT GOVT LOTS 3,6 SEC 30-4N-24E
IN OR 2790/1652

MILO INVESTMENT GROUP LLC
2023 REDMARK LN
WINTER GARDEN, FL 34787

2025

30-4N-24-0000-0009-0000

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	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

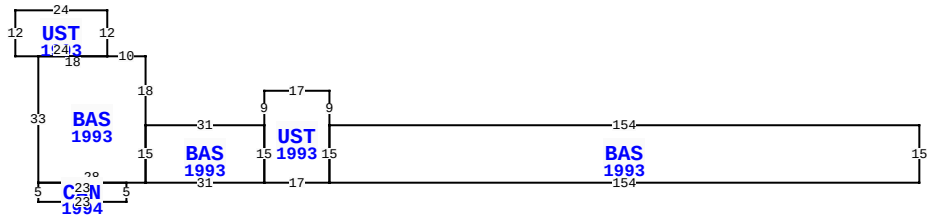
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	465	100	1993	465	2,949
BAS	924	100	1993	924	5,860
BAS	2,310	100	1993	2,310	14,650
CAN	115	30	1994	34	216
UST	288	40	1993	115	729
UST	408	40	1993	163	1,034
TOTALS	4,510			4,011	25,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FD	NORM	% COND
3901	04	4,011	70.0812	63.42	254,378	1949	1949	0	0	15	80.00	10.00

1 MOTEL - 0% - 2025 Heated Area: 3699 HX Base Yr



553777 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 DC
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	46,272
TOTAL MARKET OB/XF VALUE	7,811
TOTAL LAND VALUE - MARKET	88,862
TOTAL MARKET VALUE	142,945
SOH/AGL Deduction	0
ASSESSED VALUE	142,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,945
TOTAL JUST VALUE	142,945
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,711

OLD BARN IS FALLING IN = NV + SMALL UTILITY SHED (

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013133	REPAIR/RRF	10,000	04/01/2001
3898	N/A	1,687	02/24/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2790/1652	5/12/2025	WD	Q	I	01	350,000
GRANTOR: HOLOKA DAVID						
GRANTEE: MILO INVESTMENT GRO						
2754/1531	12/02/2024	FJ	U	I	11	0
GRANTOR: HOLOKA NAOMI EST						
GRANTEE: HOLOKA DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W154 UST=[YR=1993] N9 W17 S9 BAS=[YR=1993] W31 BAS=[YR=1993] N18 W10 UST=[YR=1993] N12 W24 S12 E24 $ W18 S33 CAN=[YR=1994] S5 E23 N5 W23 $ E28 N15 $ S15 E31 N15 $ S15 E17 N15 $ S15 E154 N15 $.

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	0803	ASPHALT C	0	0	0	0	10,414.00	SF	1.50	1.50	100	1967	1967	3	50	7,811	

LAND DESCRIPTION

TOTAL OB/XF 7,811

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	003900	C	MOTEL	0		CG	0.00	0.00	118,483.00	SF		1.00	1.00	1.00	0.75	0.75	88,862							

REVIEW DATE 04/30/2024 BY KW Total Acres: 2.72 Total Land Value: 88,862 Market: 0 Agricultural: 0 Common: 88,862 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

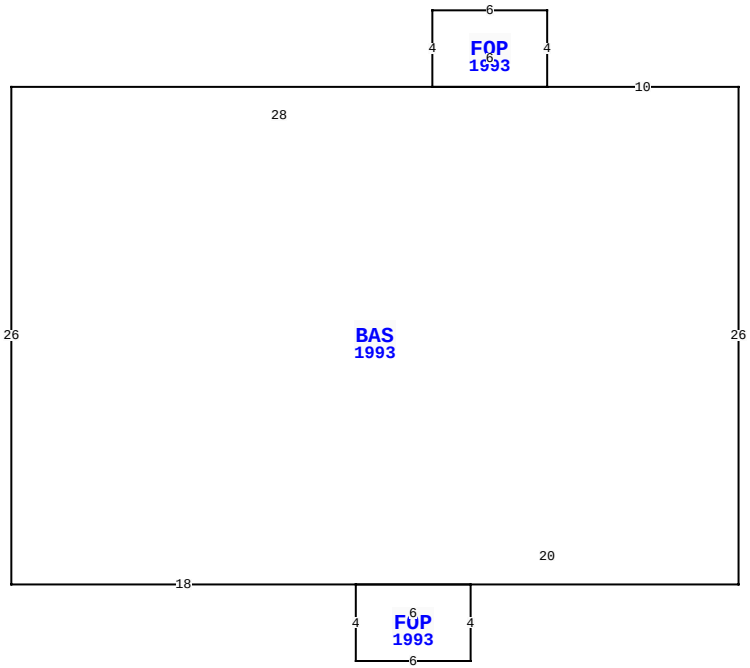
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	1993	988	20,542
FOP	24	30	1993	7	146
FOP	24	30	1993	7	146
TOTALS	1,036			1,002	20,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,002	90.3960	90.40	90,581	1955	1955	0	0	35	42.00	23.00

2 SINGLE FAM – 0% - 2025 Heated Area: 988 HX Base Yr



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GRANTOR: HOLOKA NAOMI EST						
GRANTEE: HOLOKA DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FOP=[YR=1993] N4 W6 S4 E6$ W28 S26 E18
FOP=[YR=1993] S4 E6 N4 W6$ E20 N26$.

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

REVIEW DATE 04/30/2024 BY KW Total Acres: 2.72 Total Land Value: 88,862 Market: 0 Agricultural: 0 Common: 88,862 PRINTED 07/30/2025 BY SYS