



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	9900	NO AG ACREAGE

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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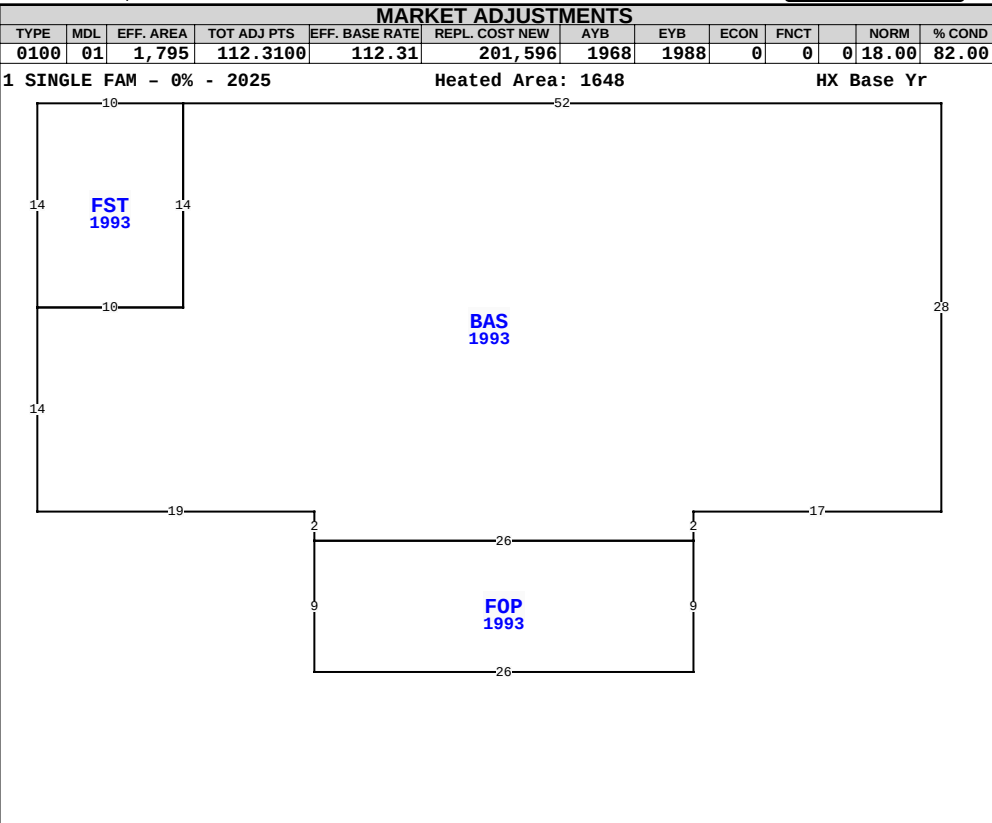
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,648	100	1993	1,648	151,771
FOP	234	30	1993	70	6,447
FST	140	55	1993	77	7,091

TOTALS	2,022			1,795	165,309
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	0	0	0	1,600.00	SF	4.00
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00
4	0510	GARAGE WD-	0	0	40	24	960.00	SF	35.00
5	0810	CONCRETE A	0	0	11	24	264.00	SF	6.50
6	0462	ST/AL FNC	0	0	186	0	744.00	SF	10.00
7	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00
8	0861	POOL GUNIT	0	0	36	15	540.00	SF	85.00
9	0855	CONC PAVER	0	0	0	0	740.00	SF	10.00
10	0473	VF 3 RAIL	0	0	0	0	648.00	LF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	009900	C	ACREAGE NON-	0	0007	OR	0.00	0.00	2.00
2	009900	C	ACREAGE NON-	0	0007	OR	0.00	0.00	2.00
3	009900	C	ACREAGE NON-	0	0004	OR	0.00	0.00	2.00
4	009605	C	WETLANDS	0		OR	0.00	0.00	49.10
5	009900	C	ACREAGE NON-	0		OR	0.00	0.00	132.90

REVIEW DATE	06/11/2025	BY	WW
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17130 HOLLEY OAKS LN, HILLIARD	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580	
2	0812	CONCRETE C	0	0	0	0	1,600.00	SF	4.00	4.00	100	1997	1997	3	72	4,608	
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1997	1997	3	20	720	
4	0510	GARAGE WD-	0	0	40	24	960.00	SF	35.00	35.00	100	2006	2006	3	40	13,440	
5	0810	CONCRETE A	0	0	11	24	264.00	SF	6.50	6.50	100	2005	2005	3	84	1,441	
6	0462	ST/AL FNC	0	0	186	0	744.00	SF	10.00	10.00	100	2009	2009	3	52	3,869	
7	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2009	2009	3	74	666	
8	0861	POOL GUNIT	0	0	36	15	540.00	SF	85.00	85.00	100	2008	2008	3	48	22,032	
9	0855	CONC PAVER	0	0	0	0	740.00	SF	10.00	10.00	100	2008	2008	3	88	6,512	
10	0473	VF 3 RAIL	0	0	0	0	648.00	LF	7.50	7.50	100	2009	2009	3	74	3,596	

TOTAL OB/XF															58,464		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL					
7	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00						
7	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00						
4	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00						
	OR	0.00	0.00	49.10	AC		1.00	1.00	1.00	1,000.00	1,000.00						
	OR	0.00	0.00	132.90	AC		1.00	1.00	1.00	5,500.00	5,500.00	7					

Total Acres: 188.00	Total Land Value: 990,050	Market: 0	Agricultural: 0	Common: 990,050
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NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,608,435	
TOTAL MARKET OB/XF VALUE		125,331	
TOTAL LAND VALUE - MARKET		990,050	
TOTAL MARKET VALUE		2,723,816	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,723,816	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,723,816	
TOTAL JUST VALUE		2,723,816	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,300,815	

T=10051 H=7440 G=1550 P=1061			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240011978	NEW INGROUND POOL	100,000	10/24/2024
230010840	NEW SFR	1,383,543	08/22/2023
230010839	TEAR DOWN SFR	2,000	08/22/2023
22004564	REPAIR/RRF	65,000	03/24/2022
C22168	CO ISSUED	0	07/27/2011
M14595	MECH OTHER	0	06/01/2009

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2754/1735	12/06/2024	QC	U	I	11	100			
GRANTOR: ST JOHNS MORTGAGE MGM									
GRANTEE: HOLLEY VIVIAN C REV									
0598/0916	6/01/1990	WD	Q	I	06	140,000			
GRANTOR: HOLLEY LYNWOOD & V C									
GRANTEE: ST JOHNS MTG MGMT									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W 52 FST=[YR=1993] W10 S14 E10 N14 \$ S14 W10 S14 E19 S2 FOP=[YR=1993] S9 E26 N9 W26 \$ E26 N2 E17 N28 \$.									

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

37-3N-23-0000-0001-0000

[illegible]

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