

IN OR 2577/1193
PARCELS 1-4 & 3-7
ESMT OR 1403/1608

GRIFFIS BUDDY JR & GLENDA L/E/
17918 HOOT OWL HOLLOW
HILLIARD, FL 32046

2026

04-1N-23-0000-0001-0040



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6																										
Exterior Wall	05	AVERAGE 100	0900	01	2,087	95.7852	133.14	277,863	2000	2005	0	0	0	9.75	90.25	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2001													Heated Area: 1714																									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2001																									
Interior Wall	05	DRYWALL 100														VALUATION BY																									
Interior Floo	14	CARPET 80														Tax Group: 6													Tax Dist: STANDARD												
Interior Floo	11	CLAY TILE 20														BUILDING MARKET VALUE													273,015												
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE													13,638												
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET													118,650												
Bedrooms	3	100														TOTAL MARKET VALUE													405,303												
Bathrooms	2	100														SOH/AGL Deduction													204,776												
Frame	02	WOOD FRAME 100														ASSESSED VALUE													200,527												
Stories	1.	1. 100														TOTAL EXEMPTION VALUE													51,411												
Units	0	100														BASE TAXABLE VALUE													149,116												
Occupancy	00	NONE 100	TOTAL JUST VALUE													405,303																									
			NCON VALUE													0																									
			INCOME VALUE																																						
			PREVIOUS YEAR MKT VALUE													387,196																									
Quality			01	Quality Level 01																																					
DOR CODE			0100	SINGLE FAMILY																																					
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	1,714	100	2000	1,714	205,952																																				
FEP	240	80	2010	192	23,071																																				
FOP	200	30	2000	60	7,209																																				
FOP	376	30	2000	113	13,578																																				
UOP	40	20	2010	8	961																																				
TOTALS	2,570			2,087	250,771																																				
EXTRA FEATURES						17918 HOOT OWL HOLW, HILLIARD																																			
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	0510	GARAGE WD-	0	100	32	32	1,024.00	SF	35.00	35.00	100	1999	1999	3	25	8,960																									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835																									
4	0350	CARPORT WD	0	100	30	30	900.00	SF	9.75	9.75	100	2005	2005	3	21	1,843																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0007	OR	0.00	0.00	5.65	AC		1.00	1.00	1.00	21,000.00	21,000.00	118,650																								
REVIEW DATE 01/01/2023 BY CD Total Acres: 5.65 Total Land Value: 118,650 Market: 0 Agricultural: 0 Common: 118,650 PRINTED 07/09/2026 BY SYS																																									

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CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																																																	
6500	01	1,040	57.1320	22.28	23,171	2021	2021	0	0	0	4.00	96.00	STANDARD																																																								
2 GARAGE RES 100% - 2001										Heated Area: 1040										HX Base Yr 2001																																																	
264026 BAS2021										VALUATION BY										STANDARD																																																	
										Tax Group: 6										Tax Dist:																																																	
										BUILDING MARKET VALUE										273,015																																																	
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PERMIT NUM										DESCRIPTION										AMT										ISSUED																																							
SALES DATA																																																																					
OFF RECORD Number										DATE										TYPE INST Q U V I RSN CD SALE PRICE																																																	
2577/1193										7/14/2022										WD U I 11 100																																																	
GRANTOR: GRIFFIS BUDDY R JR &																																																																					
GRANTEE: GRIFFIS BRUCE R & T																																																																					
0892/1433										7/26/1999										WD Q V 31,000																																																	
GRANTOR: STEFANIK ALAN & KIMBE																																																																					
GRANTEE: GRIFFIS BUDDY JR &																																																																					
BUILDING NOTES																																																																					
BUILDING DIMENSIONS																																																																					
BAS=[YR=2021] W26 S40 E26 N40\$.																																																																					
LAND DESCRIPTION										TOTAL OB/XF 0																																																											
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSVR																																																																					
REVIEW DATE 01/01/2023 BY CD										Total Acres: 5.65										Total Land Value: 118,650										Market: 0										Agricultural: 0										Common: 118,650										PRINTED 07/09/2026 BY SYS									