PT GOVT LOTS 1 & 5 OF
SEC 5-1N-23E IN OR 2768/1626

NORTHWOODS RANCH LLC
16989 OAK HILL ROAD
HILLIARD, FL 32046

2026

05-1N-23-0000-0001-0440

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

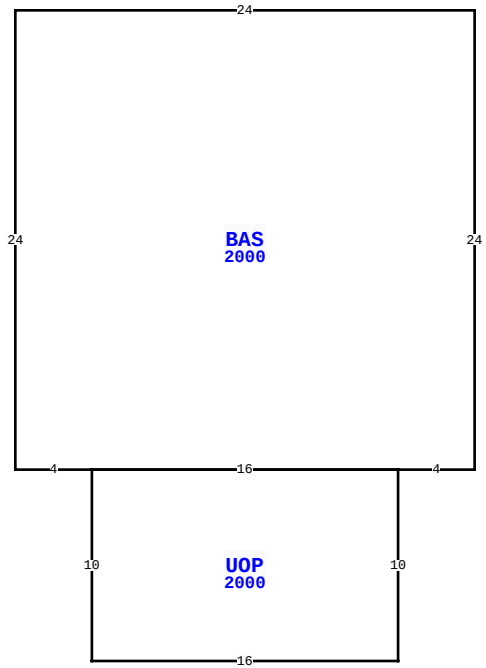
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	01	Quality Level 01
DOR CODE	6000	PASTURELAND 1
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	576	100	2000	576	3,421
UOP	160	20	2000	32	190
TOTALS	736			608	3,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	608	26.7300	10.42	6,335	2000	2000	0	0	0	43.00	57.00

1 GARAGE RES 0% - 2026 Heated Area: 576 HX Base Yr



OAK HILL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	04/17/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	3,611
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	96,900
TOTAL MARKET VALUE	4,795
SOH/AGL Deduction	0
ASSESSED VALUE	4,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,795
TOTAL JUST VALUE	100,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2768/1626	2/13/2025	QC	U	V	11	100

GRANTOR: EPPLEY ERIC & ANGEL

GRANTEE: NORTHWOODS RANCH LL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=20,10] E24 S24 W4 W16 W4 N24 $
UOP=[YR=2000;ORIG=24,34] E16 S10 W16 N10 $
.

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
1	006005	A	PASTURE - GR	0		OR	0.00	0.00	1.85	AC		1.00	1.00	1.00	370.00	370.00	684							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.85	AC		1.00	1.00	1.00	34,000.00	34,000.00	96,900							

REVIEW DATE 04/03/2025 BY WWA Total Acres: 2.85 Total Land Value: 1,184 Market: 96,900 Agricultural: 1,184 Common: 0 PRINTED 07/09/2026 BY SYS