S PT OF LOT 3
IN DB 268 PG 117
LINCOLN SUB

DONLEY HOLMAN EST
C/O HOLMAN DONLEY JR, P O BOX 340
CALLAHAN, FL 32011-0340

2026

05-3N-24-2340-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

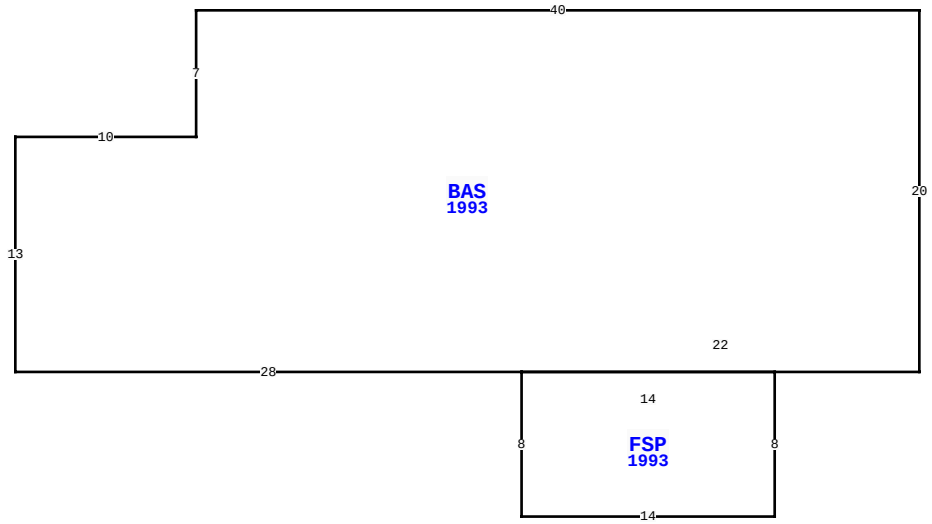
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	930	100	1993	930	73,983
FSP	112	40	1993	45	3,580
TOTALS	1,042			975	77,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	975	99.3600	104.33	101,722	1959	1959	0	0	0	23.75	76.25

1 SINGLE FAM 0% - 0 Heated Area: 930 HX Base Yr



371145 OXFORD ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	77,563
TOTAL MARKET OB/XF VALUE	4,032
TOTAL LAND VALUE - MARKET	31,661
TOTAL MARKET VALUE	113,256
SOH/AGL Deduction	0
ASSESSED VALUE	113,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,256
TOTAL JUST VALUE	113,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S7 W10 S13 E28 FSP=[YR=1993] S8 E14 N8W14$ E22 N20$.

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	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00	35.00	100	1986	1986	3	20	4,032	

LAND DESCRIPTION

TOTAL OB/XF 4,032

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	0006	R-3	80.00	420.00	80.50	FF	4	1.14	1.00	1.14	345.00	393.30	31,661							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 31,661 Market: 0 Agricultural: 0 Common: 31,661 PRINTED 07/09/2026 BY SYS