BLOCK 8 PT OF LOT 3
IN OR 2630/497
TOWN OF HILLIARD

HOLLEY MARCUS & DENA
17671 HLLEY OAKS LANE
HILLIARD, FL 32046

2026

08-3N-24-2380-0008-0032

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	04	Quality Level 04

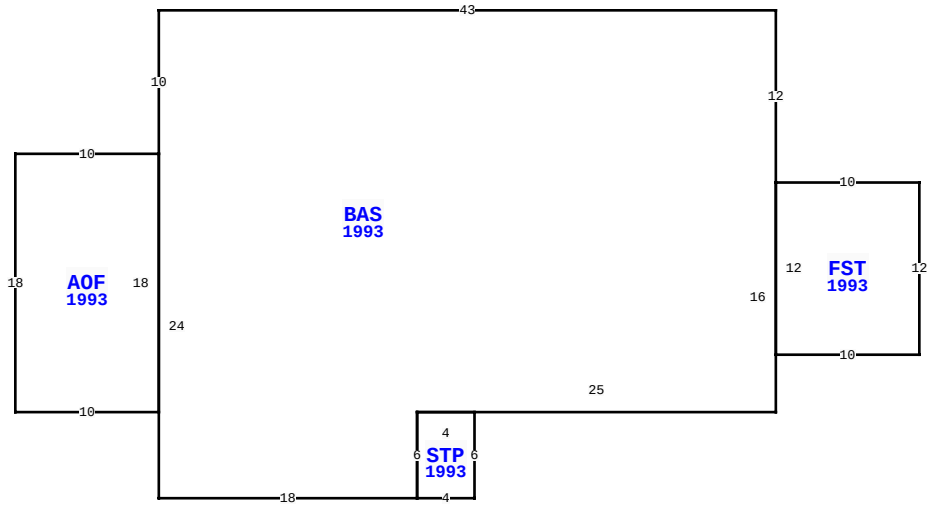
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	180	110	1993	198	14,949
BAS	1,312	100	1993	1,312	99,054
FST	120	55	1993	66	4,983
STP	24	10	1993	2	151
TOTALS	1,636			1,578	119,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,578	128.6271	135.06	213,125	1948	1948	0	0	0	44.10	55.90

1 SINGLE FAM 0% - 2024 Heated Area: 1492 HX Base Yr



551648 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	119,137
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	111,116
TOTAL MARKET VALUE	230,253
SOH/AGL Deduction	69,060
ASSESSED VALUE	161,193
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,193
TOTAL JUST VALUE	230,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/497	3/31/2023	WD	Q	I	01	185,000
GRANTOR: JENSEN ELI						
GRANTEE: HOLLEY MARCUS & DEN						
2514/0391	8/20/2021	PR	Q	I	02	124,000
GRANTOR: WADE RANDALL D P/R NO						
GRANTEE: JENSEN ELI						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W10 BAS=[YR=1993] N12 W43 S10 AOF=[YR=1993] W10 S18 E10 N18 $ S24 E18 STP=[YR=1993] E4 N6 W4 S6 $ N6 E25 N16 $ S12 E10 N12 $.

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	000100	C	RES	0	0004	C-1	-136.00	200.00	27,779.00	SF		1.00	1.00	1.00	4.00	4.00	111,116							

REVIEW DATE 03/08/2024 BY WWA Total Acres: 0.00 Total Land Value: 111,116 Market: 0 Agricultural: 0 Common: 111,116 PRINTED 07/09/2026 BY SYS