BLK 11 PT OF LOT 2 IN
OR 2571/1277
TOWN OF HILLIARD S/D PBK 1/28

1881 OCCASIONS REAL ESTATE HOLDING LLC
76853 TIMBERCREEK BLVD
YULEE, FL 32097

2026

08-3N-24-2380-0011-0023

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

W FIRST ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/06/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,750
TOTAL MARKET VALUE	12,750
SOH/AGL Deduction	1,530
ASSESSED VALUE	11,220
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,220
TOTAL JUST VALUE	12,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/1277	6/13/2022	WD	Q	I	05	375,000
GRANTOR: GUYNN GERALD J & DAPH						
GRANTEE: 1881 OCCASIONS REAL						
2088/1972	12/14/2016	WD	U	V	37	6,500
GRANTOR: CCRC WOODLANDS LTD						
GRANTEE: GUYNN GERALD J & DA						

BUILDING NOTES

BUILDING DIMENSIONS

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	001000	C	COMMERCIAL	0		C-1	- 20.00	170.00	3,400.00	SF		1.00	1.00	1.00	3.75	3.75	12,750							

REVIEW DATE 02/06/2026 BY CD Total Acres: 0.00 Total Land Value: 12,750 Market: 0 Agricultural: 0 Common: 12,750 PRINTED 07/09/2026 BY SYS