BLOCK 12 PT LOT 2
IN OR 2769/422
TOWN OF HILLIARD

RAU TIMOTHY DALE
54784 CHURCH RD
CALLAHAN, FL 32011

2026

08-3N-24-2380-0012-0025

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

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

US HWY 1, HILLIARD

BLD DATE		LGL DATE	02/10/2026 DC
XF DATE		LAND DATE	
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	31,175
TOTAL MARKET VALUE	31,175
SOH/AGL Deduction	0
ASSESSED VALUE	31,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,175
TOTAL JUST VALUE	31,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2769/422	2/19/2025	WD	Q	V	01	40,000

GRANTOR: KNIGHT PAUL

GRANTEE: RAU TIMOTHY DALE

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	- 52.50	95.00	4,988.00	SF		1.00	1.00	1.00	6.25	6.25	31,175							

REVIEW DATE 02/10/2026 BY DC Total Acres: 0.11 Total Land Value: 31,175 Market: 0 Agricultural: 0 Common: 31,175 PRINTED 07/09/2026 BY SYS