BLOCK 13 LOT 1
IN OR 2526/146
ESMT IN OR 694/1502

HOLLEY MARCUS W
17671 HOLLEYOAKS LN
HILLIARD, FL 32046

2026

08-3N-24-2380-0013-0010

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

551755 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 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	335,400
TOTAL MARKET VALUE	335,400
SOH/AGL Deduction	105,069
ASSESSED VALUE	230,331
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,331
TOTAL JUST VALUE	335,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,588

VACANT & CLEARED COMMERCIAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220109	DEMOLITION	30,000	04/04/2022
9702134	REMODEL	5,000	02/12/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2526/0146	12/13/2021	SW	Q	V	01	200,000
GRANTOR: PETRO DISTRIBUTING IN						
GRANTEE: HOLLEY MARCUS W						
0861/0435	1/04/1999	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: PETRO DISTRIBUTING						

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	0004	C-1	- 0.00	0.00	41,925.00	SF		1.00	1.00	1.00	8.00	8.00	335,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 335,400 Market: 0 Agricultural: 0 Common: 335,400 PRINTED 07/09/2026 BY SYS