

BLK 13 W1/2 OF LOT 3 OF
TOWN OF HILLIARD S/D PBK 1-28
& LOTS 10,11,12,13 & 14 OF

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2026

08-3N-24-2380-0013-0032



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	20	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	8600 COUNTY	

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	5,058	100	1993	5,058	605,868
CAN	78	30	1994	23	2,755
CAN	92	30	1994	28	3,354
CAN	92	30	1994	28	3,354

TOTALS	5,320			5,137	615,330
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EXTRA FEATURES

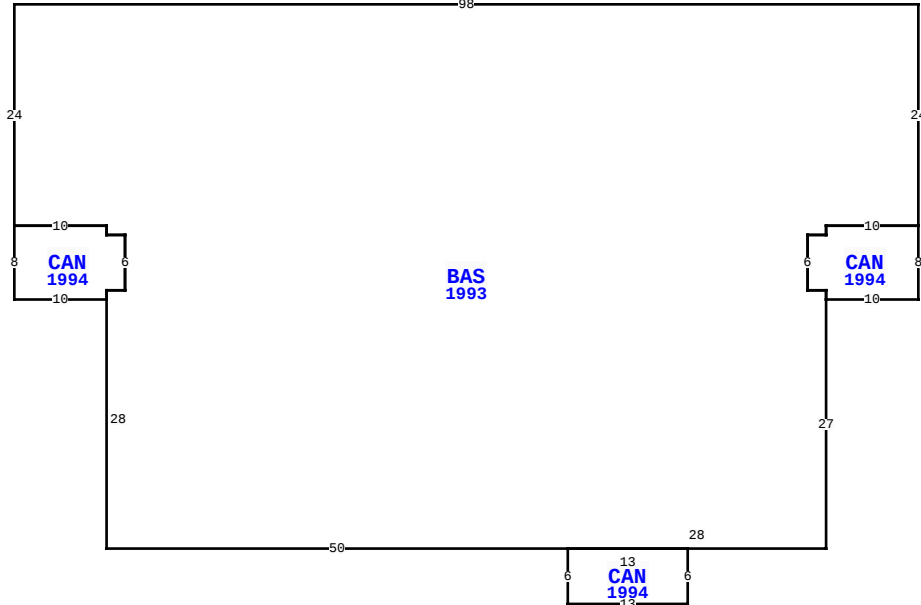
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,457.00	SF	4.00	4.00	100	1975	1975	3	24	1,399	
2	0803	ASPHALT C	0	0	0	0	12,690.00	SF	2.00	2.00	100	1975	1975	3	50	12,690	
3	0424	CL FNC 6'	0	0	0	0	39.00	LF	20.00	20.00	100	2005	2005	3	61	476	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	61	366	
5	0803	ASPHALT C	0	0	0	0	1,890.00	SF	2.00	2.00	100	1985	1985	3	50	1,890	
6	0940	SHEDS/PORT	0	0	7	6	42.00	SF	30.00	30.00	100	2018	2018	3	74	932	
7	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2014	2014	3	95	214	
8	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2005	2005	3	61	1,897	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008600	C	COUNTY	0	0006	C-1	105.00	210.00	46,175.00	SF		1.00	1.00	1.00	3.00	3.00	138,525							

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8901	04	5,137	106.0086	193.20	992,468	1975	1975	0	0	0 38.00	62.00
1 GOVT BLDG 0% - 0 Heated Area: 5058 HX Base Yr											



NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		864,194
TOTAL MARKET OB/XF VALUE		19,864
TOTAL LAND VALUE - MARKET		138,525
TOTAL MARKET VALUE		1,022,583
SOH/AGL Deduction		246,086
ASSESSED VALUE		776,497
TOTAL EXEMPTION VALUE	03	776,497
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,022,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		937,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B180067	SHED	0	04/02/2018
B0906068	REPAIR/RRF	33,000	06/24/2009
01-0856	REMODEL	2,700	02/20/2001

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

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W98 S24 CAN=[YR=1994] S8 E10 N1 E2 N6 W2 N1 W10\$ E10 S1 E2 S6 W2 S28 E50 CAN=[YR=1994] S6 E13 N6 W13\$ E28 N27 CAN=[YR=1994] E10 N8 W10 S1 W2 S6 E2 S1\$ N1 W2 N6 E2 N1 E10 N24\$.

REVIEW DATE	02/01/2024	BY	KBA	Total Acres: 1.06	Total Land Value: 138,525	Market: 0	Agricultural: 0	Common: 138,525	PRINTED 07/09/2026 BY SYS
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