BLOCK 18 PT OF LOT 4
IN OR 2745 PG 989
TOWN OF HILLIARD

NUZZOLO VINCENT & BRITTANY
116 CHINQUAPIN DR
ST MARYS, GA 31558

2026

08-3N-24-2380-0018-0044

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

37039 W FOURTH ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	20,700
TOTAL MARKET VALUE	20,700
SOH/AGL Deduction	0
ASSESSED VALUE	20,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,700
TOTAL JUST VALUE	20,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20250376	NEW SFR		01/02/2026
08 092	REMODEL	4,000	06/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2745/989	10/23/2024	WD	Q	I	03	40,000
GRANTOR: TERRA 216 LLC						
GRANTEE: NUZZOLO VINCENT & B						
2733/552	8/21/2024	TX	U	I	11	25,300
GRANTOR: TAX COLLECTOR						
GRANTEE: TERRA 216 LLC						

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	000100	C	RES	0	0006	R-2	60.00	100.00	60.00	FF		1.00	1.00	1.00	345.00	345.00	20,700							

REVIEW DATE 06/04/2026 BY WW Total Acres: 0.00 Total Land Value: 20,700 Market: 0 Agricultural: 0 Common: 20,700 PRINTED 07/09/2026 BY SYS