BLOCK 19 W1/2 OF LOT 2
(EX DB 165/363)
COMM ESMT OR 942/1168

HOLLEY MARCUS W & DENA C(H/W)
17671 HOLLEY OAKS LN
HILLIARD, FL 32046

**2026**

**08-3N-24-2380-0019-0021**

## 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 | |
| XF DATE | | LAND DATE | 05/27/2026 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 | 57,026 |
| TOTAL MARKET VALUE | 57,026 |
| SOH/AGL Deduction | 3,259 |
| ASSESSED VALUE | 53,767 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 53,767 |
| TOTAL JUST VALUE | 57,026 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 48,879 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2574/0520 | 6/24/2022 | WD | Q | V | 05 | 50,000 |
| GRANTOR: SMITH ROLAND H & GENE | | | | | | |
| GRANTEE: HOLLEY MARCUS W & D | | | | | | |
| 2564/0872 | 5/19/2022 | FJ | U | V | 11 | 100 |
| GRANTOR: CLERK OF COURTS | | | | | | |
| GRANTEE: SMITH ROLAND & GENE | | | | | | |

## 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 | -157.00 | 210.00 | 32,586.00 | SF | | 1.00 | 1.00 | 0.50 | 3.50 | 1.75 | 57,026 | | | | | | | |

REVIEW DATE 05/27/2026 BY DC Total Acres: 0.00 Total Land Value: 57,026 Market: 0 Agricultural: 0 Common: 57,026 PRINTED 07/09/2026 BY SYS