BLOCK 21 LOTS 1 THRU 4
IN OR 2558-320
ESMT PT OR 1861/825

HOLLEY MARCUS W
P O BOX 940
HILLIARD, FL 32046

2026

08-3N-24-2380-0021-0010

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

551967 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/27/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	451,094
TOTAL MARKET VALUE	451,094
SOH/AGL Deduction	33,743
ASSESSED VALUE	417,351
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	417,351
TOTAL JUST VALUE	451,094
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	379,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200258	DEMOLITION	0	12/08/2020
20200263	DEMOLITION	0	12/08/2020
20120074	DEMOLITION	0	05/16/2012
20100033	XFOB	0	03/31/2010
E0808114	ELEC OTHER	0	08/28/2008
E0808113	ELEC OTHER	0	08/27/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2558/0320	4/22/2022	WD	Q	I	05	950,000
GRANTOR: SMITH ROLAND & GENEVA						
GRANTEE: HOLLEY MARCUS W						
2234/1767	11/06/2018	WD	U	I	11	100
GRANTOR: SMITH ROLAND H & GENE						
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	000100	C	RES	0		C-1	- 0.00	0.00	250,608.00	SF		1.00	1.00	0.60	3.00	1.80	451,094							

REVIEW DATE 05/27/2026 BY CD Total Acres: 0.00 Total Land Value: 451,094 Market: 0 Agricultural: 0 Common: 451,094 PRINTED 07/09/2026 BY SYS