BLOCK 140 LOTS 13 TO 15
TOWN OF HILLIARD

OLD NASSAU HOMES LLC
447795 US HWY 301
CALLAHAN, FL 32011

**2026**

**08-3N-24-2380-0140-0130**

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 25,875 |
| TOTAL MARKET VALUE | 25,875 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 25,875 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 25,875 |
| TOTAL JUST VALUE | 25,875 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 52,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20260143 | NEW DWMH | | 03/31/2026 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2856/1760 | 3/27/2026 | QC | U | V | 11 | 100 |
| GRANTOR: OLD NASSAU HOMES LLC | | | | | | |
| GRANTEE: OLD NASSAU HOMES LL | | | | | | |
| 2758/596 | 12/20/2024 | WD | Q | I | 05 | 262,500 |
| GRANTOR: 1854 CLINCH LLC | | | | | | |
| GRANTEE: OLD NASSAU HOMES LL | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| INC DATE | | AG DATE | |

W THIRD AVE, HILLIARD

### 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 | RM-4 | 75.00 | 125.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 345.00 | 345.00 | 25,875 | | | | | | | |

REVIEW DATE 06/04/2026 BY WW Total Acres: 0.00 Total Land Value: 25,875 Market: 0 Agricultural: 0 Common: 25,875 PRINTED 07/09/2026 BY SYS