BLOCK 150 LOTS 5 THRU 12
IN OR 451 PG 332
TOWN OF HILLIARD

HOFFMAN JAMES
PO BOX 818
HILLIARD, FL 32046-0818

2026

08-3N-24-2380-0150-0050

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

3RD & KENTUCKY 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	69,000
TOTAL MARKET VALUE	69,000
SOH/AGL Deduction	10,538
ASSESSED VALUE	58,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,462
TOTAL JUST VALUE	69,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9710246	XFOB	2,100	09/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0444/0303	1/28/1985	WD	U	V		1,200
GRANTOR: FREEMAN SOLON						
GRANTEE: FRANKLIN D W SR & L						
0451/0332	2/22/1975	WD	Q	V		4,000
GRANTOR: FRANKLIN D W & LORENA						
GRANTEE: HOFFMAN JAMES & JEA						

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	0005	R-2	200.00	125.00	200.00	FF		1.00	1.00	1.00	345.00	345.00	69,000							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.00 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 07/09/2026 BY SYS