BLOCK 178 LOTS 9 THRU 12
IN OR 724/971
TOWN OF HILLIARD

COASTLAND GROUP LLC
220 HOPKINS STREET UNIT 1
NEPTUNE BEACH, FL 32266

2026

08-3N-24-2380-0178-0090

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

27217 NEW FRONT 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	34,500
TOTAL MARKET VALUE	34,500
SOH/AGL Deduction	0
ASSESSED VALUE	34,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,500
TOTAL JUST VALUE	34,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220165	NEW CONSTR	0	05/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/0705	7/22/2021	SW	U	V	37	93,200
GRANTOR: CCRC WOODLANDS LTD ET						
GRANTEE: COASTLAND GROUP LLC						
0724/0971	2/24/1995	WD	U	V	09	6,425,000
GRANTOR: CASSIDY CAROL T						
GRANTEE: CCRC WOODLANDS LTD						

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	100.00	125.00	100.00	FF		1.00	1.00	1.00	345.00	345.00	34,500							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.00 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 07/09/2026 BY SYS