BLK 182 LOT 23 (EX CR #108)
IN OR 2108/1406
TOWN OF HILLIARD WEST S/D OF

NASSAU COUNTY BOCC
96135 NASSAU PLACE STE 2
YULEE, FL 32097

2026

08-3N-24-2380-0182-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8601	COUNTY 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

CR 108, 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		205
TOTAL MARKET VALUE		205
SOH/AGL Deduction		103
ASSESSED VALUE		102
TOTAL EXEMPTION VALUE	03	102
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2108/1406	3/24/2017	TX	U	V	11	1,800
GRANTOR: TAX COLLECTOR						
GRANTEE: NASSAU COUNTY BOCC						
0795/1307	5/27/1997	FJ	U	V	24	100
GRANTOR: SCAGGS WILLIAM C ESTA						
GRANTEE: ELLIS SELMA L						

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	008600	C	COUNTY	0	0006	R-2	25.00	100.00	25.00	FF	2	0.91	1.00	0.09	90.00	8.19	205							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.00 Total Land Value: 205 Market: 0 Agricultural: 0 Common: 205 PRINTED 07/09/2026 BY SYS