IN OR 2108/851

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2026

09-3N-24-0000-0022-0030

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

RAILROAD 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		7,875
TOTAL MARKET VALUE		7,875
SOH/AGL Deduction		4,552
ASSESSED VALUE		3,323
TOTAL EXEMPTION VALUE	03	3,323
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		7,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2108/0851	3/09/2017	QC	U	V	11	100
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: BOARD OF COUNTY COM						
1216/1633	3/19/2004	QC	Q	V	06	100
GRANTOR: NASSAU COUNTY						
GRANTEE: NASSAU HABITAT FOR						

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		R-2	75.00	119.00	75.00	FF		1.00	1.00	1.00	105.00	105.00	7,875							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.00 Total Land Value: 7,875 Market: 0 Agricultural: 0 Common: 7,875 PRINTED 07/09/2026 BY SYS