E1/2 OF SE1/4 OF SEC 9-3N-24E
(EX PT IN OR 90-97 &
OR 2053/804)

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

**2026**

**09-3N-24-0000-0031-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Fixtures | | 6 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | 2 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 03 | DIST HI 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

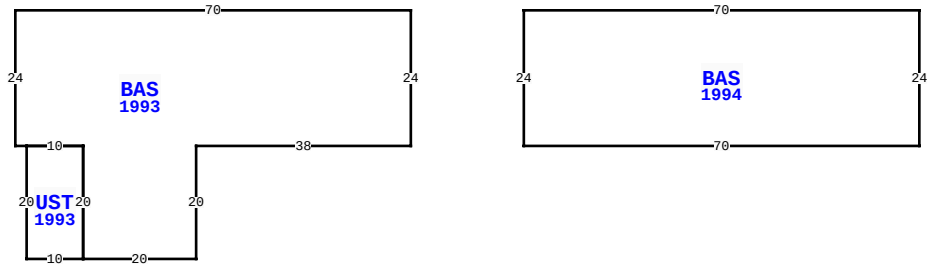
| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,080 | 100 | 1993 | 2,080 | 161,356 |
| BAS | 1,680 | 100 | 1994 | 1,680 | 130,326 |
| UST | 200 | 40 | 1993 | 80 | 6,206 |
| TOTALS | 3,960 | | | 3,840 | 297,888 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8901 | 04 | 3,840 | 85.1295 | 155.15 | 595,776 | 1927 | 1927 | 0 | 0 | 0 | 50.00 | 50.00 |

1 GOVT BLDG 0% - 0 Heated Area: 3760 HX Base Yr




37356 PEA FARM RD, HILLIARD

| | | | | |
|---|---|---|---|---|
| BLD DATE | 09/24/2020 | KK | LGL DATE | |
| XF DATE | 09/24/2020 | KK | LAND DATE | 05/11/2026 MLU |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 6 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,893,927 |
| TOTAL MARKET OB/XF VALUE | | 136,545 |
| TOTAL LAND VALUE - MARKET | | 591,690 |
| TOTAL MARKET VALUE | | 2,622,162 |
| SOH/AGL Deduction | | 645,409 |
| ASSESSED VALUE | | 1,976,753 |
| TOTAL EXEMPTION VALUE | 03 | 1,976,753 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,622,162 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,178,587 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20220009 | CARPORT | 0 | 01/06/2022 |
| B150025 | COMMERCIAL ADDITI | 0 | 03/01/2015 |
| 20140103 | 1960 SF | 0 | 08/11/2014 |
| M1318497 | H/AC | 0 | 07/01/2013 |
| 20120105 | XFOB | 350 | 07/23/2012 |
| 20120083 | ELEC OTHER | 3,000 | 05/30/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W70 S24 E2 UST=[YR=1993] S20 E10 N20 W10$ E10 S20 E20 N20 E38 N24$ PTR=E20BAS=[YR=1994] E70 S24 W70 N24$ W20$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0681 | POLE SHED | 0 | 0 | 38 | 30 | 1,140.00 | SF | 15.00 | 15.00 | 100 | 1960 | 1960 | 3 | 20 | 3,420 | |
| 2 | 0510 | GARAGE WD- | 0 | 0 | 20 | 14 | 280.00 | SF | 35.00 | 35.00 | 100 | 1980 | 1980 | 3 | 20 | 1,960 | |
| 3 | 0680 | POLE SHED | 0 | 0 | 71 | 22 | 1,562.00 | SF | 10.00 | 10.00 | 100 | 1980 | 1980 | 3 | 20 | 3,124 | |
| 4 | 0940 | SHEDS/PORT | 0 | 0 | 16 | 11 | 176.00 | SF | 20.10 | 20.10 | 100 | 1960 | 1960 | 3 | 20 | 708 | |
| 5 | 0940 | SHEDS/PORT | 0 | 0 | 14 | 12 | 168.00 | SF | 30.00 | 30.00 | 100 | 1960 | 1960 | 3 | 20 | 1,008 | |
| 6 | 0940 | SHEDS/PORT | 0 | 0 | 16 | 12 | 192.00 | SF | 30.00 | 30.00 | 100 | 1960 | 1960 | 3 | 20 | 1,152 | |
| 7 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 8 | 80.00 | SF | 37.50 | 37.50 | 100 | 1986 | 1986 | 3 | 20 | 600 | |
| 8 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 2.00 | UT | 25.00 | 25.00 | 100 | 1991 | 1991 | 3 | 66 | 33 | |
| 9 | 0980 | TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 1992 | 1992 | 3 | 20 | 500 | |
| 10 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 8 | 64.00 | SF | 30.00 | 30.00 | 100 | 1996 | 1996 | 3 | 20 | 384 | |

TOTAL OB/XF 12,889

## LAND DESCRIPTION

| 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-1 | - 0.00 | 0.00 | 53.79 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 591,690 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 53.79 Total Land Value: 591,690 Market: 0 Agricultural: 0 Common: 591,690 PRINTED 07/09/2026 BY SYS

E1/2 OF SE1/4 OF SEC 9-3N-24E
(EX PT IN OR 90-97 &
OR 2053/804)

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

**2026**

**09-3N-24-0000-0031-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Plumbing | | 3 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 14 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 03 | DIST HI 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

DOR CODE 8600 COUNTY

MAP NUM | MKT AREA 06

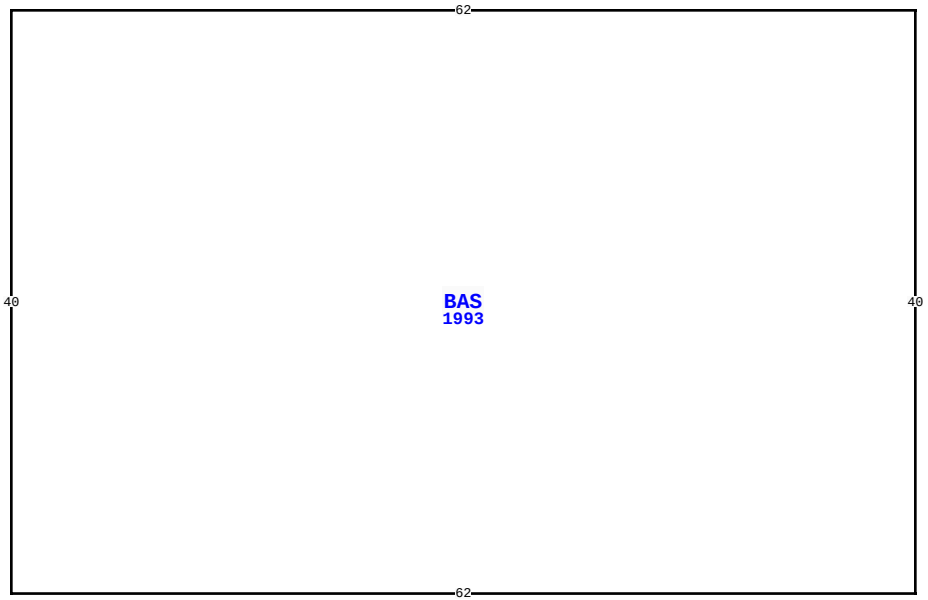
NEIGHBORHOOD/LOC 6001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,480 | 100 | 1993 | 2,480 | 21,918 |
| TOTALS | 2,480 | | | 2,480 | 21,918 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4803 | 06 | 2,480 | 93.0300 | 44.19 | 109,591 | 1975 | 1975 | 0 | 0 | 0 | 80.00 | 20.00 |

3 STOR WAREH 0% - 0 Heated Area: 2480 HX Base Yr




37356 PEA FARM RD, HILLIARD

| | | | | |
|---|---|---|---|---|
| BLD DATE | 09/24/2020 | KK | LGL DATE | |
| XF DATE | 09/24/2020 | KK | LAND DATE | 05/11/2026 MLU |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,893,927 |
| TOTAL MARKET OB/XF VALUE | | 136,545 |
| TOTAL LAND VALUE - MARKET | | 591,690 |
| TOTAL MARKET VALUE | | 2,622,162 |
| SOH/AGL Deduction | | 645,409 |
| ASSESSED VALUE | | 1,976,753 |
| TOTAL EXEMPTION VALUE | 03 | 1,976,753 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,622,162 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,178,587 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0909091 | DEMOLITION | 2,468 | 09/04/2009 |
| B22367 | DEMOLITION | 100 | 04/01/2009 |
| B22234 | DEMOLITION | 100 | 01/01/2009 |
| 0610136 | CARPORT | 2,200 | 10/18/2006 |
| 0601026 | ELEC OTHER | 0 | 01/30/2006 |
| 0311 | ELEC OTHER | 0 | 03/14/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W62 S40 E62 N40$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 12.00 | UT | 100.00 | 100.00 | 100 | 2004 | 2004 | 3 | 100 | 1,200 | |
| 12 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 13.00 | UT | 25.00 | 25.00 | 100 | 2004 | 2004 | 3 | 86 | 280 | |
| 13 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 8 | 64.00 | SF | 30.00 | 30.00 | 100 | 2004 | 2004 | 3 | 20 | 384 | |
| 14 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 7.00 | UT | 450.00 | 450.00 | 100 | 2004 | 2004 | 3 | 58 | 1,827 | |
| 15 | 0351 | CARPORT MT | 0 | 0 | 20 | 12 | 240.00 | SF | 5.90 | 5.90 | 100 | 2006 | 2006 | 3 | 22 | 312 | |
| 16 | 0648 | LIGHTS-AV | 0 | 0 | 0 | 0 | 2.00 | UT | 140.00 | 140.00 | 100 | 2004 | 2004 | 3 | 20 | 56 | |
| 17 | 0300 | BOAT DCK W | 0 | 0 | 0 | 0 | 140.00 | SF | 40.00 | 40.00 | 100 | 2004 | 2004 | 3 | 30 | 1,680 | |
| 18 | 6002 | EL ROLL DR | 0 | 0 | 0 | 0 | 6.00 | UT | 900.00 | 900.00 | 100 | 2004 | 2004 | 3 | 20 | 1,080 | |
| 19 | 0505 | FLAGPOLE A | 0 | 0 | 0 | 0 | 25.00 | LF | 50.00 | 50.00 | 100 | 2004 | 2004 | 3 | 20 | 250 | |
| 20 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 22,574.00 | SF | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 50 | 22,574 | |

TOTAL OB/XF 29,643

## LAND DESCRIPTION

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/01/2023 BY CD Total Acres: 53.79 Total Land Value: 591,690 Market: 0 Agricultural: 0 Common: 591,690 PRINTED 07/09/2026 BY SYS

E1/2 OF SE1/4 OF SEC 9-3N-24E
(EX PT IN OR 90-97 &
OR 2053/804)

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

**2026**

**09-3N-24-0000-0031-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 03 | DIST HI 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

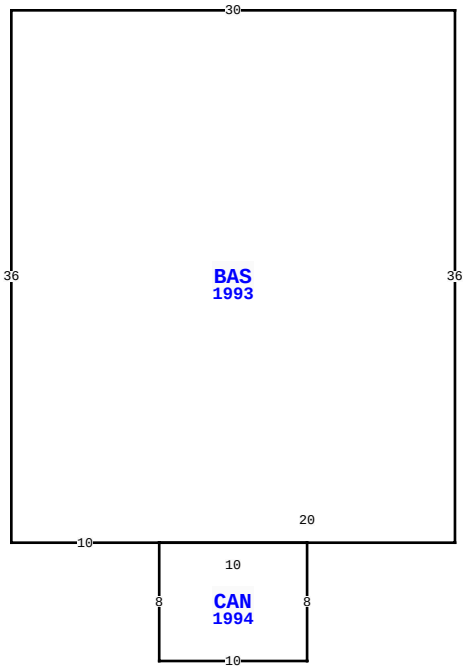
| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,080 | 100 | 1993 | 1,080 | 59,331 |
| CAN | 80 | 30 | 1994 | 24 | 1,319 |
| TOTALS | 1,160 | | | 1,104 | 60,649 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1701 | 04 | 1,104 | 89.7750 | 133.99 | 147,925 | 1985 | 1985 | 0 | 0 | 0 | 59.00 | 41.00 |

4 OFFICE 0% - 0 Heated Area: 1080 HX Base Yr




37356 PEA FARM RD, HILLIARD

| | | | | |
|---|---|---|---|---|
| BLD DATE | 09/24/2020 | KK | LGL DATE | |
| XF DATE | 09/24/2020 | KK | LAND DATE | 05/11/2026 MLU |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 3 of 6 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,893,927 |
| TOTAL MARKET OB/XF VALUE | | 136,545 |
| TOTAL LAND VALUE - MARKET | | 591,690 |
| TOTAL MARKET VALUE | | 2,622,162 |
| SOH/AGL Deduction | | 645,409 |
| ASSESSED VALUE | | 1,976,753 |
| TOTAL EXEMPTION VALUE | 03 | 1,976,753 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,622,162 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,178,587 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 0311245 | NEW CONSTR | 0 | 10/30/2003 |
| B962869 | XFOB | 1,088 | 02/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W30 S36E10 CAN=[YR=1994] S8 E10 N8 W10 $ E20 N36 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 21 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 4,250.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 82 | 13,940 | |
| 22 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,201.00 | SF | 4.00 | 4.00 | 100 | 1980 | 1980 | 3 | 29 | 1,393 | |
| 23 | 0803 | ASPHALT C | 0 | 0 | 1200 | 20 | 24,000.00 | SF | 1.42 | 1.42 | 100 | 1980 | 1980 | 3 | 50 | 17,040 | |
| 24 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 3.00 | UT | 319.50 | 319.50 | 100 | 1975 | 1975 | 3 | 20 | 192 | |
| 25 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 5.00 | UT | 100.00 | 100.00 | 100 | 1975 | 1975 | 3 | 100 | 500 | |
| 26 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 5,570.00 | SF | 2.84 | 2.84 | 100 | 1985 | 1985 | 3 | 41 | 6,486 | |
| 27 | 0681 | POLE SHED | 0 | 0 | 20 | 19 | 380.00 | SF | 10.65 | 10.65 | 100 | 1985 | 1985 | 3 | 20 | 809 | |
| 28 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 811.00 | SF | 3.69 | 3.69 | 100 | 1985 | 1985 | 3 | 41 | 1,228 | |
| 29 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 2.00 | UT | 17.75 | 17.75 | 100 | 1985 | 1985 | 3 | 54 | 19 | |
| 30 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 15,989.00 | SF | 1.42 | 1.42 | 100 | 1985 | 1985 | 3 | 50 | 11,352 | |

TOTAL OB/XF 52,959

## LAND DESCRIPTION

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/01/2023 BY CD Total Acres: 53.79 Total Land Value: 591,690 Market: 0 Agricultural: 0 Common: 591,690 PRINTED 07/09/2026 BY SYS

E1/2 OF SE1/4 OF SEC 9-3N-24E
(EX PT IN OR 90-97 &
OR 2053/804)

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

**2026**

**09-3N-24-0000-0031-0000**

## BUILDING CHARACTERISTICS

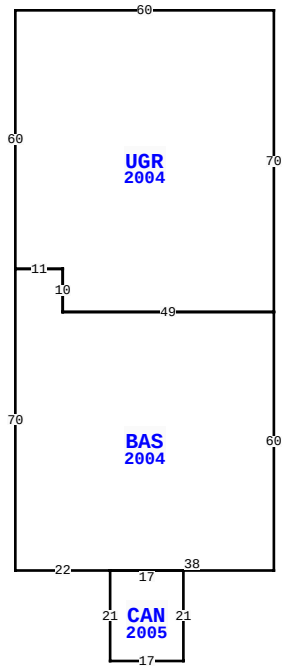
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 11 | SLATE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 20 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 16 100 |
| RMS | | 11 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 8600 | COUNTY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 6001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,710 | 100 | 2004 | 3,710 | 924,124 |
| CAN | 357 | 30 | 2005 | 107 | 26,652 |
| UGR | 4,090 | 40 | 2004 | 1,636 | 407,511 |
| TOTALS | 8,157 | | | 5,453 | 1,358,288 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8901 | 04 | 5,453 | 143.8669 | 262.20 | 1,429,777 | 2004 | 2004 | 0 | 0 | 0 | 5.00 | 95.00 |

5 GOVT BLDG 0% - 0 Heated Area: 3710 HX Base Yr




37356 PEA FARM RD, HILLIARD

| | | | | |
|---|---|---|---|---|
| BLD DATE | 09/24/2020 | KK | LGL DATE | |
| XF DATE | 09/24/2020 | KK | LAND DATE | 05/11/2026 MLU |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 4 of 6 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,893,927 |
| TOTAL MARKET OB/XF VALUE | | 136,545 |
| TOTAL LAND VALUE - MARKET | | 591,690 |
| TOTAL MARKET VALUE | | 2,622,162 |
| SOH/AGL Deduction | | 645,409 |
| ASSESSED VALUE | | 1,976,753 |
| TOTAL EXEMPTION VALUE | 03 | 1,976,753 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,622,162 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,178,587 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=2004] W60 S60 BAS=[YR=2004] S70 E22 CAN=[YR=2005] S21 E17 N21 W17$ E38 N60 W49 N10 W11$ E11 S10 E49 N70$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 31 | 0971 | ST LGHT OV | 0 | 0 | 0 | 0 | 5.00 | UT | 1,104.05 | 1,104.05 | 100 | 1970 | 1970 | 3 | 20 | 1,104 | |
| 32 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 868.00 | SF | 3.69 | 3.69 | 100 | 1985 | 1985 | 3 | 41 | 1,314 | |
| 33 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 418.00 | SF | 4.62 | 4.62 | 100 | 2014 | 2014 | 3 | 93 | 1,794 | |
| 34 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 319.00 | SF | 7.10 | 7.10 | 100 | 2014 | 2014 | 3 | 55 | 1,246 | |
| 35 | 0810 | CONCRETE A | 0 | 0 | 6 | 5 | 30.00 | SF | 4.62 | 4.62 | 100 | 2014 | 2014 | 3 | 93 | 129 | |
| 36 | 1242 | WD DECK A | 0 | 0 | 10 | 6 | 60.00 | SF | 7.10 | 7.10 | 100 | 2014 | 2014 | 3 | 55 | 234 | |
| 37 | 0810 | CONCRETE A | 0 | 0 | 20 | 4 | 80.00 | SF | 4.62 | 4.62 | 100 | 2011 | 2011 | 3 | 90 | 332 | |
| 38 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 150.00 | SF | 7.10 | 7.10 | 100 | 2011 | 2011 | 3 | 40 | 426 | |
| 39 | 1242 | WD DECK A | 0 | 0 | 5 | 5 | 25.00 | SF | 7.10 | 7.10 | 100 | 2011 | 2011 | 3 | 40 | 71 | |
| 40 | 0350 | CARPORT WD | 0 | 0 | 100 | 40 | 4,000.00 | SF | 13.00 | 13.00 | 100 | 2015 | 2015 | 3 | 60 | 31,200 | |

TOTAL OB/XF 37,850

## LAND DESCRIPTION

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/01/2023 BY CD Total Acres: 53.79 Total Land Value: 591,690 Market: 0 Agricultural: 0 Common: 591,690 PRINTED 07/09/2026 BY SYS

E1/2 OF SE1/4 OF SEC 9-3N-24E
(EX PT IN OR 90-97 &
OR 2053/804)

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

**2026**

**09-3N-24-0000-0031-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Fixtures | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 11 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

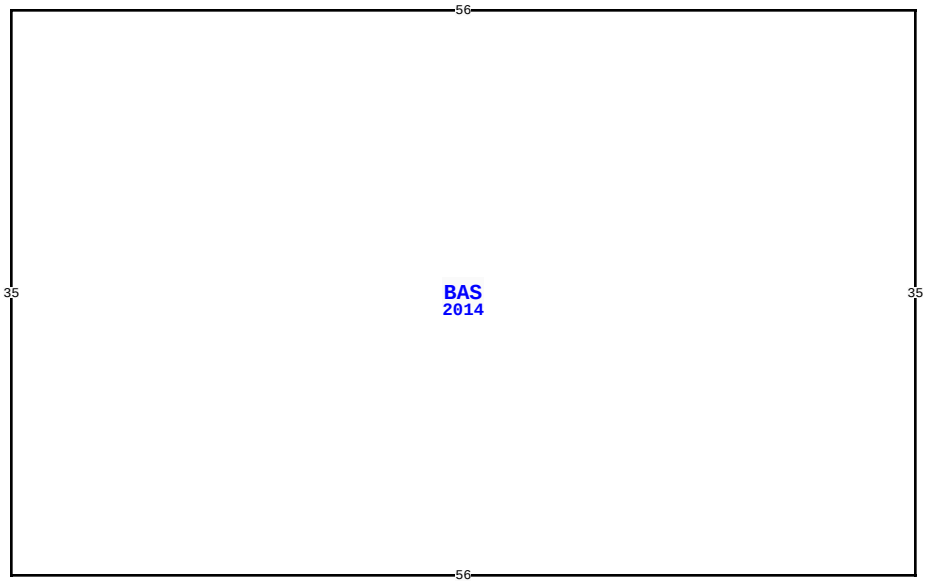
| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,960 | 100 | 2014 | 1,960 | 40,502 |
| TOTALS | 1,960 | | | 1,960 | 40,502 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1709 | 04 | 1,960 | 80.3250 | 68.88 | 135,005 | 1997 | 1997 | 0 | 0 | 0 | 70.00 | 30.00 |

6 MH OFFICE 0% - 0 Heated Area: 1960 HX Base Yr




37356 PEA FARM RD, HILLIARD

| | | | | |
|---|---|---|---|---|
| BLD DATE | 09/24/2020 | KK | LGL DATE | |
| XF DATE | 09/24/2020 | KK | LAND DATE | 05/11/2026 MLU |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 5 of 6 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,893,927 |
| TOTAL MARKET OB/XF VALUE | | 136,545 |
| TOTAL LAND VALUE - MARKET | | 591,690 |
| TOTAL MARKET VALUE | | 2,622,162 |
| SOH/AGL Deduction | | 645,409 |
| ASSESSED VALUE | | 1,976,753 |
| TOTAL EXEMPTION VALUE | 03 | 1,976,753 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,622,162 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,178,587 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W56 S35 E56 N35$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41 | 0351 | CARPORT MT | 0 | 0 | 30 | 18 | 540.00 | SF | 6.90 | 6.90 | 100 | 2021 | 2021 | 3 | 86 | 3,204 | |

TOTAL OB/XF 3,204

## LAND DESCRIPTION

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/01/2023 BY CD Total Acres: 53.79 Total Land Value: 591,690 Market: 0 Agricultural: 0 Common: 591,690 PRINTED 07/09/2026 BY SYS

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96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2026**

**09-3N-24-0000-0031-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

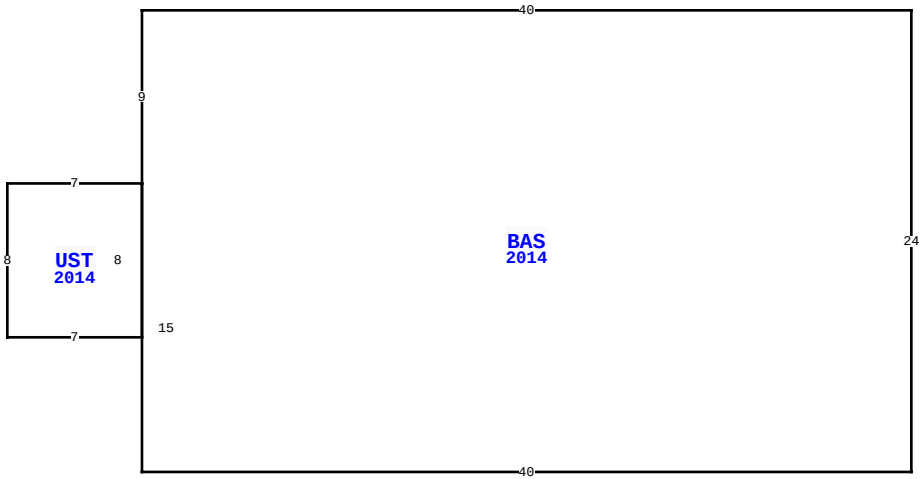
| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | 2014 | 960 | 112,113 |
| UST | 56 | 40 | 2014 | 22 | 2,570 |
| TOTALS | 1,016 | | | 982 | 114,682 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1701 | 04 | 982 | 86.9400 | 129.76 | 127,424 | 2011 | 2011 | 0 | 0 | 0 | 10.00 | 90.00 |

7 OFFICE 0% - 0 Heated Area: 960 HX Base Yr




37356 PEA FARM RD, HILLIARD

| | | | | |
|---|---|---|---|---|
| BLD DATE | 09/24/2020 | KK | LGL DATE | |
| XF DATE | 09/24/2020 | KK | LAND DATE | 05/11/2026 MLU |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 6 of 6 3

### VALUATION SUMMARY

| | | |
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| TOTAL MARKET VALUE | | 2,622,162 |
| SOH/AGL Deduction | | 645,409 |
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| TOTAL EXEMPTION VALUE | 03 | 1,976,753 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,622,162 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,178,587 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W40 S9 UST=[YR=2014] W7 S8 E7 N8$ S15 E40 N24$.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/01/2023 BY CD Total Acres: 53.79 Total Land Value: 591,690 Market: 0 Agricultural: 0 Common: 591,690 PRINTED 07/09/2026 BY SYS