PT SW1/4 OF SE1/4
OF SEC 15-3N-24E
IN OR 2123/1311 & OR 2424/663

EMPTY NEST FARMS LLC
550830 US HWY 1
HILLIARD, FL 32046

2026

15-3N-24-0000-0009-0020

BUILDING CHARACTERISTICS

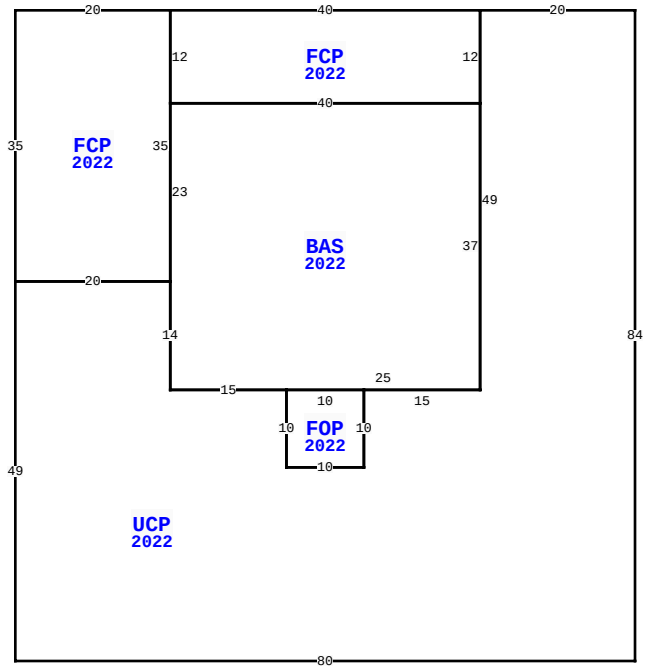
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,480	100	2022	1,480	205,648
FCP	480	25	2022	120	16,674
FCP	700	25	2022	175	24,316
FOP	100	30	2022	30	4,168
UCP	3,960	20	2022	792	110,049
TOTALS	6,720			2,597	360,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,597	101.2320	140.71	365,424	2022	2022	0	0	0	1.25	98.75

1 SNGL FAM 0% - 0 Heated Area: 1480 HX Base Yr



550830 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	382,637
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	273,000
TOTAL MARKET VALUE	414,343
SOH/AGL Deduction	22,746
ASSESSED VALUE	391,597
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,597
TOTAL JUST VALUE	655,637
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	726,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013962	CO ISSUED	0	09/14/2022
21001346	NEW CONSTR	437,656	02/05/2021
19001346	XFOB	0	02/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/0663	1/11/2021	QC	U	V	11	100
GRANTOR: REED MICHAEL H & GAYL						
GRANTEE: EMPTY NEST FARMS LL						
2123/1311	5/05/2017	WD	Q	V	01	129,000
GRANTOR: JOHNSON RORY H & PATR						
GRANTEE: EMPTY NEST FARMS LL						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W20 FCP=[YR=2022] W40 FCP=[YR=2022] W20 S35 E20 BAS=[YR=2022] S14 E15 FOP=[YR=2022] S10 E10 N10 W10$ E25 N37 W40 S23$ N35$ S12 E40 N12$ S49 W15 S10 W10 N10 W15 N14 W20 S49 E80 N84$.

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	005000	C	AGRICULTURAL	0			0.00	0.00	1.65	AC		1.00	1.00	1.00	13,000.00	13,000.00	21,450							
2	005500	A	TIMBER 2 N S	0			0.00	0.00	19.35	AC		1.00	1.00	1.00	530.00	530.00	10,256							
3	009910	M	MARKET VALUE	0			0.00	0.00	19.35	AC		1.00	1.00	1.00	13,000.00	13,000.00	251,550							

REVIEW DATE 01/01/2023 BY CD Total Acres: 21.00 Total Land Value: 31,706 Market: 251,550 Agricultural: 10,256 Common: 21,450 PRINTED 07/09/2026 BY SYS

PT SW1/4 OF SE1/4
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15-3N-24-0000-0009-0020

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

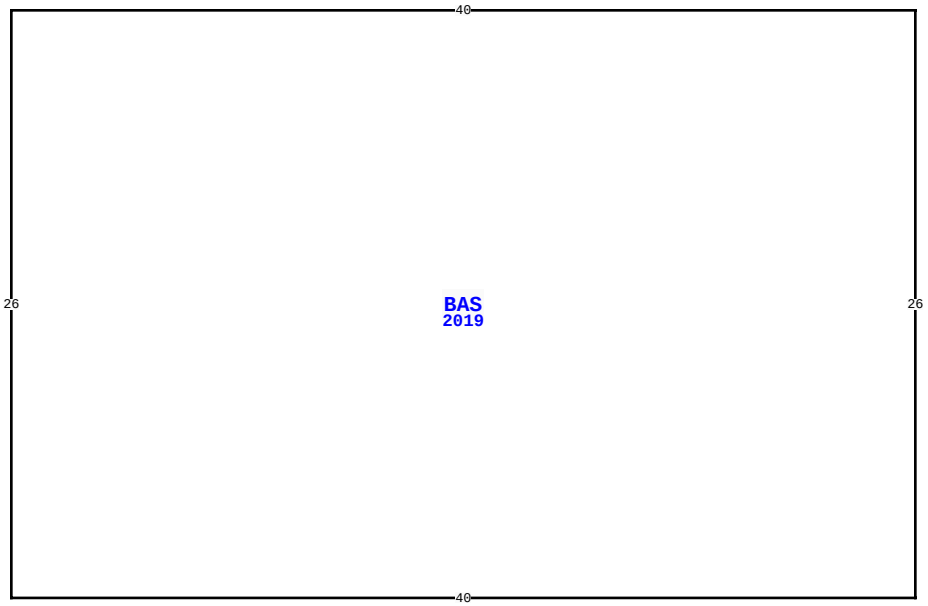
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2019	1,040	21,781
TOTALS	1,040			1,040	21,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	57.1320	22.28	23,171	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 0% - 0 Heated Area: 1040 HX Base Yr



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GRANTOR: JOHNSON RORY H & PATR						
GRANTEE: EMPTY NEST FARMS LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S26 E40 N26$.

EXTRA FEATURES

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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

REVIEW DATE 01/01/2023 BY CD Total Acres: 21.00 Total Land Value: 31,706 Market: 251,550 Agricultural: 10,256 Common: 21,450 PRINTED 07/09/2026 BY SYS