PT OF LOTS 19 & 20 E OF R/W
PT OR 120/693 & OR 128/135
DUNN SURVEY

WALKER RICHARD & CECELIA A
PO BOX 6
HILLIARD, FL 32046-1259

2026

15-3N-24-2320-0019-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 DC
INC DATE		AG DATE	03/27/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	151,590
TOTAL MARKET VALUE	151,590
SOH/AGL Deduction	67,374
ASSESSED VALUE	84,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,216
TOTAL JUST VALUE	151,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2630/1389	3/31/2023	QC	U	V	11	100

GRANTOR: WALKER KELLY E JR

GRANTEE: WALKER RICHARD E &

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	001000	C	COMMERCIAL	0		C-1	-		101,060.00	SF		1.00	1.00	1.00	1.50	1.50	151,590							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 2.32 Total Land Value: 151,590 Market: 0 Agricultural: 0 Common: 151,590 PRINTED 07/09/2026 BY SYS