W1/2 OF NW1/4 OF SEC 15-3N-25E
IN OR 2304/1797

CORBIN JANICE V & PETER R
607 HOLLY RIDGE LN
HILLIARD, FL 32046-4913

2026

15-3N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	10/20/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	880,000
TOTAL MARKET VALUE	35,245
SOH/AGL Deduction	0
ASSESSED VALUE	35,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,245
TOTAL JUST VALUE	880,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	440,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2304/1797	9/19/2019	QC	U	V	11	100
GRANTOR: CORBIN JANICE V						
GRANTEE: CORBIN JANICE V & P						
2020/1626	12/28/2015	QC	U	V	11	100
GRANTOR: VANZANT HUBERT						
GRANTEE: CORBIN JANICE V						

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	395.00	395.00	5,135							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	52.00	AC		1.00	1.00	1.00	530.00	530.00	27,560							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	170.00	170.00	2,550							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	80.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	880,000							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 80.00 Total Land Value: 35,245 Market: 880,000 Agricultural: 35,245 Common: 0 PRINTED 07/09/2026 BY SYS