PT OF NE1/4 & PT OF NW1/4 OF
SEC 16-3N-24E
IN OR 2754 PG 1735 AS TO PAR 2

HOLLEY VIVIAN C REVOCABLE TRUST/HOLLEY VIVIAN C TR
17130 HOLLEY OAKS LN
HILLIARD, FL 32046

2026

16-3N-24-0000-0017-0020

BUILDING CHARACTERISTICS

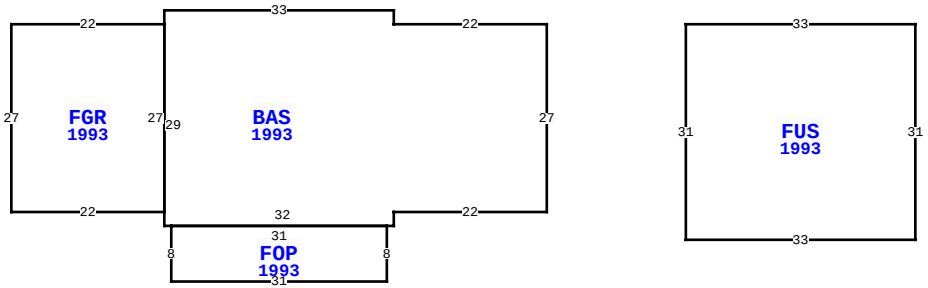
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	1,617	100	1993	1,617	145,210
FGR	594	55	1993	327	29,365
FOP	248	30	1993	74	6,645
FUS	1,023	100	1993	1,023	91,867
TOTALS	3,482			3,041	273,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,041	97.1244	135.00	410,535	1975	1975	0	0	0	33.48	66.52

1 SNGL FAM 0% - 2025 Heated Area: 2640 HX Base Yr



37093 REAGAN PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	273,088
TOTAL MARKET OB/XF VALUE	1,470
TOTAL LAND VALUE - MARKET	88,200
TOTAL MARKET VALUE	362,758
SOH/AGL Deduction	0
ASSESSED VALUE	362,758
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	362,758
TOTAL JUST VALUE	362,758
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	392,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2754/1735	12/06/2024	QC	U	I	11	100
GRANTOR: ST JOHNS MORTGAGE MGM						
GRANTEE: HOLLEY VIVIAN C REV						
0598/0920	6/01/1990	WD	Q	I	06	9,000
GRANTOR: HOLLEY LYNWOOD & VIVI						
GRANTEE: ST JOHNS MORTGAGE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 N2 W33 S2 FGR=[YR=1993] W22 S27 E22N27$ S29 E1FOP=[YR=1993] S8 E31 N8W31$ E32 N2 E22 N27$ PTR=E20 FUS=[YR=1993] E33 S31 W33 N31$W20$.

LAND DESCRIPTION

TOTAL OB/XF 1,470

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	000100	C	RES	0	0007	A-1	0.00	0.00	4.50	AC		1.00	1.00	0.70	28,000.00	19,600.00	88,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.50 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 07/09/2026 BY SYS