LOTS 1 & PT OF LOTS 2 & 3
IN OR 357/542
EX S-1 & S-2 OF LOTS 1 & 2

TOWN OF HILLIARD
15859 W CR 108
HILLIARD, FL 32046

2026

16-3N-24-2320-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

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

7624 NYRENS WAY, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		107,510
TOTAL MARKET VALUE		107,510
SOH/AGL Deduction		0
ASSESSED VALUE		107,510
TOTAL EXEMPTION VALUE	04	107,510
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		107,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2803/463	7/18/2025	WD	U	V	18	114,000
GRANTOR: NYREN GERALD						
GRANTEE: TOWN OF HILLIARD						
0357/0542	3/29/1982	WD	Q	V		22,500
GRANTOR: HERCULES INC						
GRANTEE: NYREN GERALD						

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	008900	C	MUNICIPAL	0		R-1	- 0.00	0.00	16.54	AC		1.00	1.00	0.50	13,000.00	6,500.00	107,510							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 16.54 Total Land Value: 107,510 Market: 0 Agricultural: 0 Common: 107,510 PRINTED 07/09/2026 BY SYS