PT OF LOT 28 (S-1)
IN OR 2655/664
CORNWALL SURVEY

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

2026

17-3N-24-2020-0028-0010

BUILDING CHARACTERISTICS

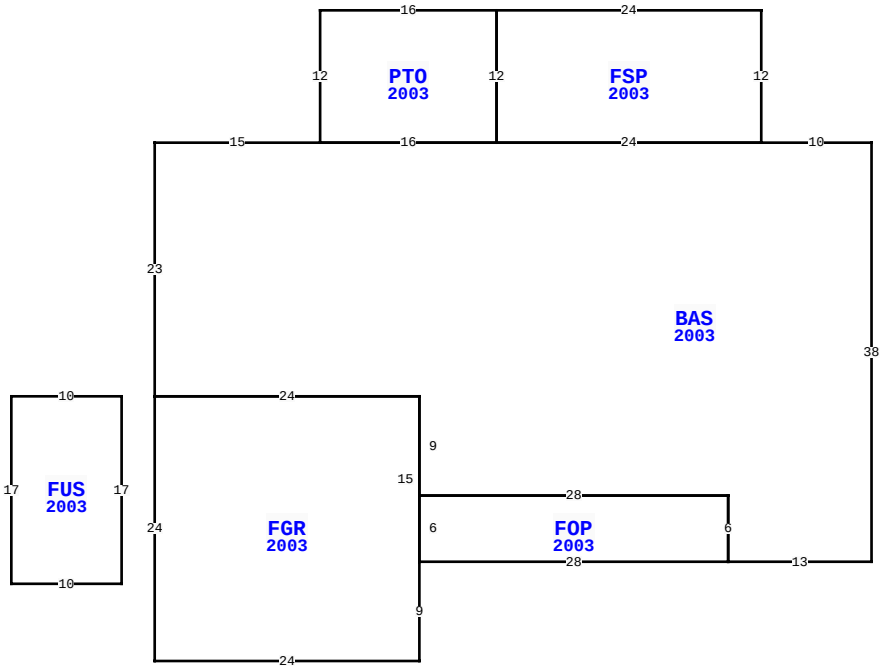
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,942	100	2003	1,942	230,850
FGR	576	55	2003	317	37,682
FOP	168	30	2003	50	5,944
FSP	288	40	2003	115	13,670
FUS	170	100	2003	170	20,208
PTO	192	5	2003	10	1,189
TOTALS	3,336			2,604	309,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,604	95.8176	133.19	346,827	2003	2003	0	0	0	10.75	89.25

1 SNGL FAM 0% - 0 Heated Area: 2112 HX Base Yr



15758 CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	309,543
TOTAL MARKET OB/XF VALUE	2,975
TOTAL LAND VALUE - MARKET	138,880
TOTAL MARKET VALUE	451,398
SOH/AGL Deduction	34,606
ASSESSED VALUE	416,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	416,792
TOTAL JUST VALUE	451,398
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	457,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/664	6/29/2023	QC	U	I	11	100
GRANTOR: HOLLEY VIVIAN						
GRANTEE: HOLLEY VIVIAN C REV						
2506/1256	10/15/2021	QC	U	I	11	100
GRANTOR: HOLLEY ONIS LYNWOOD						
GRANTEE: HOLLEY VIVIAN & BRE						

BUILDING NOTES

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W10 W24 W16 W15 S23 E24 S9 E28 S6 E13 N38 $
FGR=[YR=2003;ORIG=-65,23] S24 E24 N9 N15 W24 $
FSP=[YR=2003;ORIG=-10,0] N12 W24 S12 E24 $
FUS=[YR=2003;ORIG=-78,23] E10 S17 W10 N17 $
FOP=[YR=2003;ORIG=-41,38] E28 N6 W28 S6 $
PTR=[ORIG=0,0] E10 W10 $
PTO=[YR=2003;ORIG=-50,-12] E16 S12 W16 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	0004	A-1	0.00	0.00	4.96	AC		1.00	1.00	1.00	28,000.00	28,000.00	138,880							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.96 Total Land Value: 138,880 Market: 0 Agricultural: 0 Common: 138,880 PRINTED 07/09/2026 BY SYS