NW1/4 SEC 24 PAR 1-1 2 & 3 &
PT NE1/4 SEC 23 PAR 1-3 &
PT SE1/4 SEC 14 PAR 1-3 &

HOLLOW MAGNOLIA LLC
PO BOX 1337
YULEE, FL 32097

2026

24-3N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

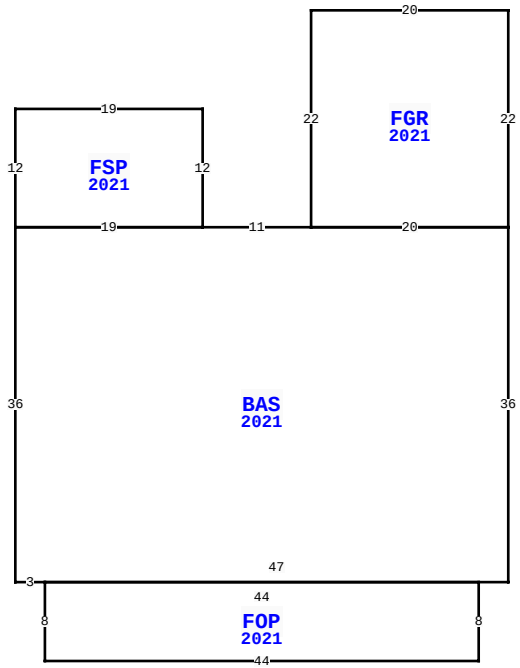
DOR CODE 5600 TIMBERLAND 70-79
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2021	1,800	297,545
FGR	440	55	2021	242	40,003
FOP	352	30	2021	106	17,522
FSP	228	40	2021	91	15,043
TOTALS	2,820			2,239	370,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,239	120.7360	167.82	375,749	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 0% - 0 Heated Area: 1800 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	02/10/2025 KBA

36849 MIZELL TRACT RD, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	404,588
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,859,540
TOTAL MARKET VALUE	478,308
SOH/AGL Deduction	0
ASSESSED VALUE	478,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,308
TOTAL JUST VALUE	2,264,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,114,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004739	CO ISSUED	0	03/28/2022
21015164	60*72 AG BARN	0	11/02/2021
21001866	DEMOLITION	3,900	02/17/2021
21001868	NEW CONSTR	256,049	02/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1802/1073	7/09/2012	WD	U	I	11	100
GRANTOR: LLLS TIMBERLAND LLC						
GRANTEE: HOLLOW MAGNOLIA LLC						
1793/0091	4/27/2012	WD	Q	V	02	753,900
GRANTOR: LLLS TIMBERLAND LLC						
GRANTEE: HOLLOW MAGNOLIA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W20 S22 BAS=[YR=2021] W11 FSP=[YR=2021] N12 W19 S12 E19$ W19 S36 E3 FOP=[YR=2021] S8 E44 N8 W44$ E47 N36 W20$ E20 N22$. 9 E2 USP=[YR=1993] S8 E44 N8 W44$ E4 6 N37 W20 N4$ S4 E20 N40 W20$ E20 N16$.

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	3,100.00	3,100.00	6,200							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	42.00	AC		1.00	1.00	1.00	530.00	530.00	22,260							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	51.55	AC		1.00	1.00	1.00	395.00	395.00	20,362							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	124.49	AC		1.00	1.00	1.00	200.00	200.00	24,898							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	218.04	AC		1.00	1.00	1.00	8,500.00	8,500.00	1,853,340							

REVIEW DATE 01/01/2023 BY CD Total Acres: 220.04 Total Land Value: 73,720 Market: 1,853,340 Agricultural: 67,520 Common: 6,200 PRINTED 07/09/2026 BY SYS

NW1/4 SEC 24 PAR 1-1 2 & 3 &
PT NE1/4 SEC 23 PAR 1-3 &
PT SE1/4 SEC 14 PAR 1-3 &

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2026

24-3N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

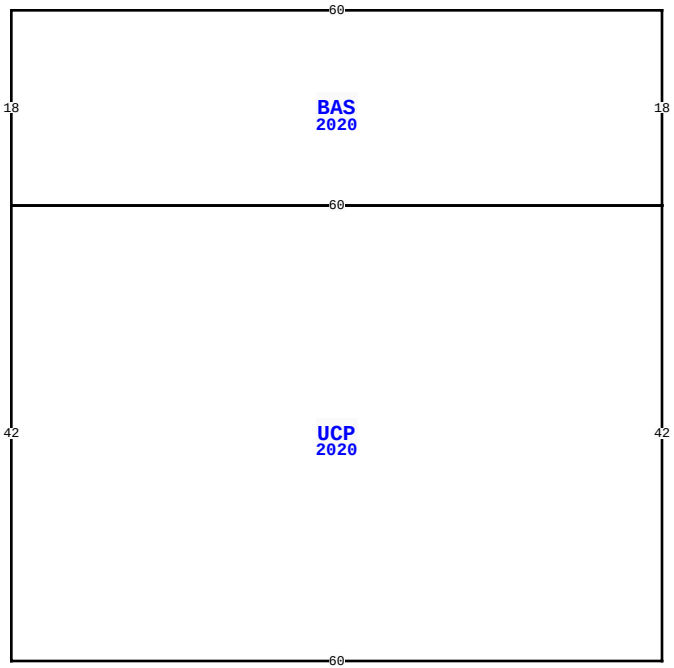
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 50
Exterior Wall	05	AVERAGE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2020	1,080	23,506
UCP	2,520	20	2020	504	10,969
TOTALS	3,600			1,584	34,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,584	40.8000	22.85	36,194	2020	2020	0	0	0	4.75	95.25

2 ACCESORY U 0% - 0 Heated Area: 1080 HX Base Yr



36849 MIZELL TRACT RD, HILLIARD

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BASE TAXABLE VALUE	478,308
TOTAL JUST VALUE	2,264,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,114,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: HOLLOW MAGNOLIA LLC						
1793/0091	4/27/2012	WD	Q	V	02	753,900
GRANTOR: LLLS TIMBERLAND LLC						
GRANTEE: HOLLOW MAGNOLIA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S18 UCP=[YR=2020] S42 E60 N42 W60$ E60 N18$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 220.04 Total Land Value: 73,720 Market: 1,853,340 Agricultural: 67,520 Common: 6,200 PRINTED 07/09/2026 BY SYS