PT GOVT LOT 1 IN OR 2262/336
UTIL ESMT IN OR 2436-963

RRSKYE REVOCABLE FAMILY TRUST/NARITOKU LORI TRUSTE
3050 HENRY LEE RD
HILLIARD, FL 32046

2026

27-2N-23-0000-0001-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

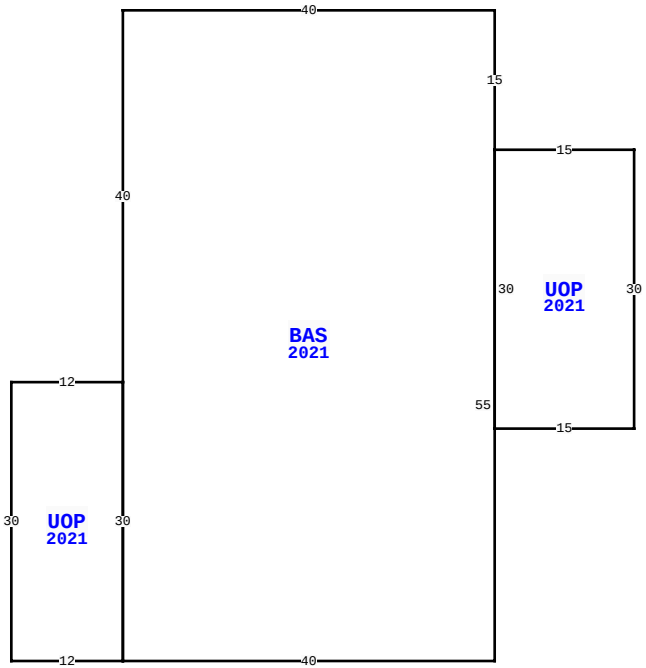
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	07	NONE 50
Interior Floo	03	CONC FINSH 50
Interior Floo	08	SHT VINYL 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0700	MISC RESIDENTIAL
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	2,800	100	2021	2,800	118,376
UOP	360	20	2021	72	3,044
UOP	450	20	2021	90	3,805
TOTALS	3,610			2,962	125,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	2,962	77.0330	43.14	127,781	2021	2021	0	0	0	2.00	98.00

1 ACCESORY U 0% - 0 Heated Area: 2800 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

3050 HENRY LEE RD, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	147,469
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	185,535
TOTAL MARKET VALUE	339,004
SOH/AGL Deduction	0
ASSESSED VALUE	339,004
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,004
TOTAL JUST VALUE	339,004
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	339,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007799	GARAGE	53,331	06/15/2021
20010376	GARAGE	68,586	10/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/0336	3/18/2019	WD	Q	V	01	84,500
GRANTOR: OCEANS EIGHT CREATIVE						
GRANTEE: RRSKYE REVOCABLE FA						
2259/1891	3/07/2019	WD	U	V	11	100
GRANTOR: OCEANS EIGHT CREATIVE						
GRANTEE: OCEANS EIGHT CREATI						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2021] W15 BAS=[YR=2021] N15 W40 S40 UOP=[YR=2021] W12 S30 E12 N30$ S30 E40 N55$ S30 E15 N30$.

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
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2021		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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		OR	0.00	0.00	10.85	AC		1.00	1.00	0.90	19,000.00	17,100.00	185,535							

REVIEW DATE 10/02/2024 BY WWX Total Acres: 10.85 Total Land Value: 185,535 Market: 0 Agricultural: 0 Common: 185,535 PRINTED 07/09/2026 BY SYS

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Interior Floo	03	CONC FINSH 100
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Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

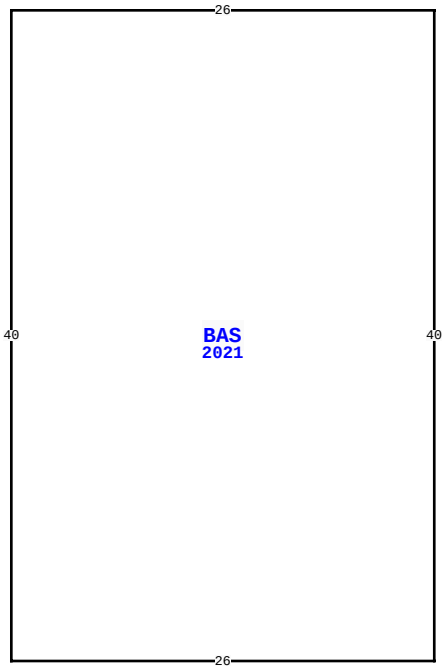
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2021	1,040	22,244
TOTALS	1,040			1,040	22,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	57.1320	22.28	23,171	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 0% - 0 Heated Area: 1040 HX Base Yr



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GRANTOR: OCEANS EIGHT CREATIVE						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 S40 E26 N40$.

EXTRA FEATURES

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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

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