

PT OF SEC 29-2N-25E &
PT OF SEC 51-2N-25E
IN OR 2651/606

EARL CHICK PROPERTIES INC
376976 KINGS FERRY RD
HILLIARD, FL 32046

2026

29-2N-25-0000-0066-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																															
																VALUATION BY										STANDARD																							
																Tax Group: 1										Tax Dist:																							
																BUILDING MARKET VALUE										0																							
																TOTAL MARKET OB/XF VALUE										19,542																							
																TOTAL LAND VALUE - MARKET										291,769																							
																TOTAL MARKET VALUE										311,311																							
																SOH/AGL Deduction										51,625																							
																ASSESSED VALUE										259,686																							
																TOTAL EXEMPTION VALUE										0																							
																BASE TAXABLE VALUE										259,686																							
DOR CODE						1001V C W/XFOB																																											
MAP NUM										MKT AREA				07																																			
NEIGHBORHOOD/LOC						7001.00																																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
TOTALS																																																	
EXTRA FEATURES						DR MARTIN LUTHER KING JR AVE, CALLAHAN																																											
L N		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		0680		POLE SHED		0 0		20 20		400.00		SF		10.00		10.00		100		2024		2023				95		3,800																					
2		0462		ST/AL FNC		0 0		132 1		132.00		SF		10.00		10.00		100		2024		2023				95		1,254																					
3		0479		VF PICKET		0 0		180 0		180.00		LF		10.00		10.00		100		2024		2023				98		1,764																					
4		0476		VF 6 SBPL		0 0		312 0		312.00		LF		32.00		32.00		100		2024		2023				98		9,784																					
5		0470		VNYL GATE		0 0		0 0		3.00		UT		300.00		300.00		100		2024		2023				98		882																					
6		0467		FNC GT 25'		0 0		0 0		3.00		UT		700.00		700.00		100		2024		2023				98		2,058																					
LAND DESCRIPTION						TOTAL OB/XF										19,542																																	
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPH FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
1		001000		C		COMMERCIAL		0				CH		0.00		0.00		40,950.00		SF				1.00		1.00		0.75		9.50		7.13		291,769															
REVIEW DATE						02/14/2024		BY		KBA		Total Acres:		0.00		Total Land Value:		291,769		Market:		0		Agricultural:		0		Common:		291,769		PRINTED 07/09/2026 BY SYS																	