LOTS 1 & 2
IN OR 2117/190
ST MARYS HEIGHTS SUB PB 3/36

HOLLEY MARCUS W
PO BOX 940
HILLIARD, FL 32046-0940

2026

30-4N-24-2740-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

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

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/27/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	137,214
TOTAL MARKET VALUE	137,214
SOH/AGL Deduction	65,340
ASSESSED VALUE	71,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,874
TOTAL JUST VALUE	137,214
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/0190	4/27/2017	WD	U	V	11	100
GRANTOR: FRANKLIN MICHAEL C &						
GRANTEE: HOLLEY MARCUS W						
1533/0780	11/01/2007	WD	Q	V	06	100
GRANTOR: FRANKLIN MICHAEL C &						
GRANTEE: HOLLEY MARCUS W & N						

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	001000	C	COMMERCIAL	0		CI	0.00	0.00	130,680.00	SF		1.00	1.00	0.70	1.50	1.05	137,214							

REVIEW DATE 05/27/2026 BY DC Total Acres: 3.00 Total Land Value: 137,214 Market: 0 Agricultural: 0 Common: 137,214 PRINTED 07/09/2026 BY SYS