IN OR 2188/777
(EX 3-1 3-3 & R/W OR 651/1014)
ESMT IN OR 564/347

CORBIN PETER R & JANICE V
607 HOLLY RIDGE LANE
HILLIARD, FL 32046-5143

2026

40-3N-23-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/18/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	293,020
TOTAL MARKET VALUE	8,841
SOH/AGL Deduction	0
ASSESSED VALUE	8,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,841
TOTAL JUST VALUE	293,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2188/0777	3/28/2018	SW	U	V	11	100
GRANTOR: CORBIN PETER REED						
GRANTEE: CORBIN PETER R & JA						
0855/0818	11/12/1998	WD	Q	V	06	100
GRANTOR: CORBIN KATHY JANE						
GRANTEE: CORBIN PETER REED						

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	9.54	AC		1.00	1.00	1.00	530.00	530.00	5,056							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	395.00	395.00	2,765							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	170.00	170.00	1,020							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	22.54	AC		1.00	1.00	1.00	13,000.00	13,000.00	293,020							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 22.54 Total Land Value: 8,841 Market: 293,020 Agricultural: 8,841 Common: 0 PRINTED 07/09/2026 BY SYS