

# HILLIARD COUNTRY ESTATE PARCEL 3

BAY RD  
HILLIARD, FL 32046

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# Property Overview



**Sale Price**

**\$484,000**

## PROPERTY OVERVIEW

Beautiful, wooded property in a growing area just west of Hilliard FL. This 22-acre property features 7-year-old planted slash pine and 7-year-old planted loblolly pine in two separate stands located on the property. The upland portion of this property makes up approximately 95% of the parcel. Located just west of Hilliard, FL with approximately 740 feet of frontage on Bay Rd. and within a half-hour drive to Jacksonville, FL. Great location for a country estate. Deed restricted to stick built homes. 1,800 sqft. minimum.

## OFFERING SUMMARY

<b>Acreage:</b>	<b>22 Acres</b>
Price / Acre:	\$22,000
City:	Hilliard
County:	Nassau
Property Type:	Land:

# Specifications & Features



## SPECIFICATIONS & FEATURES

Uplands / Wetlands:	95% Uplands
Soil Types:	Boulogne fine sand
Taxes & Tax Year:	Approx \$5.78 per acre, 2022
Zoning / FLU:	Agriculture
Road Frontage:	Approx. 740 ft on Bay Rd
Current Use:	Timberland
Land Cover:	Slash pine plantation and loblolly plantations. Both planted in 2016.

# Location



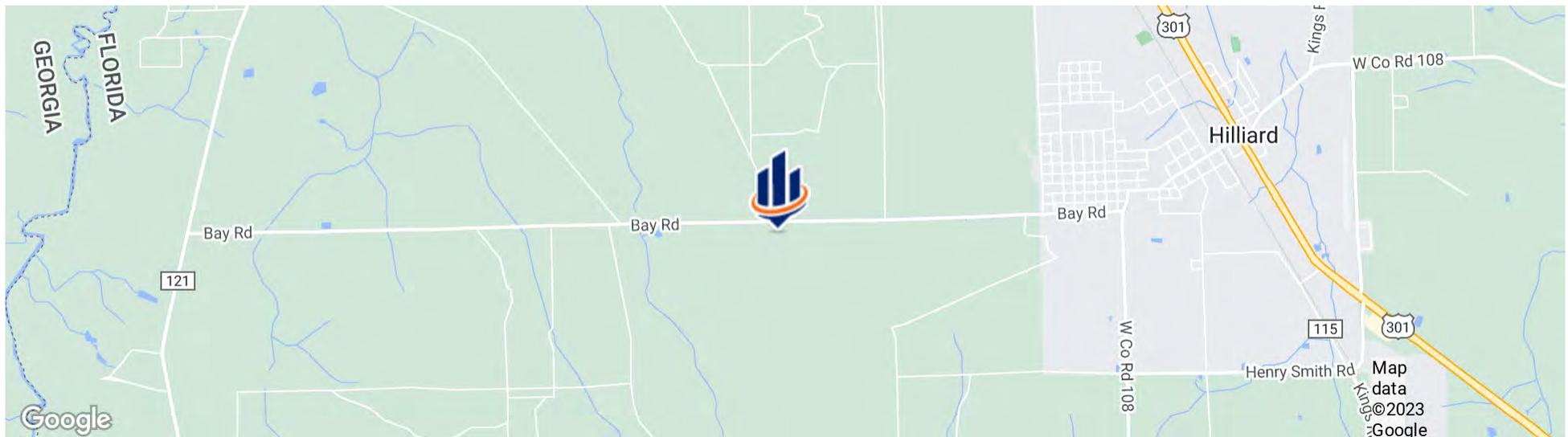
## LOCATION & DRIVING DIRECTIONS

Parcel: 13-3N-23-2020-0001-000 partial

GPS: 30.6817202, -81.9670212

Driving Directions: From Hilliard travel west on CR 108 for .9 miles Turn right onto Bay Rd Continue west for 2.1 miles Property on left See SVN sign

Showing Instructions: Contact listing agent

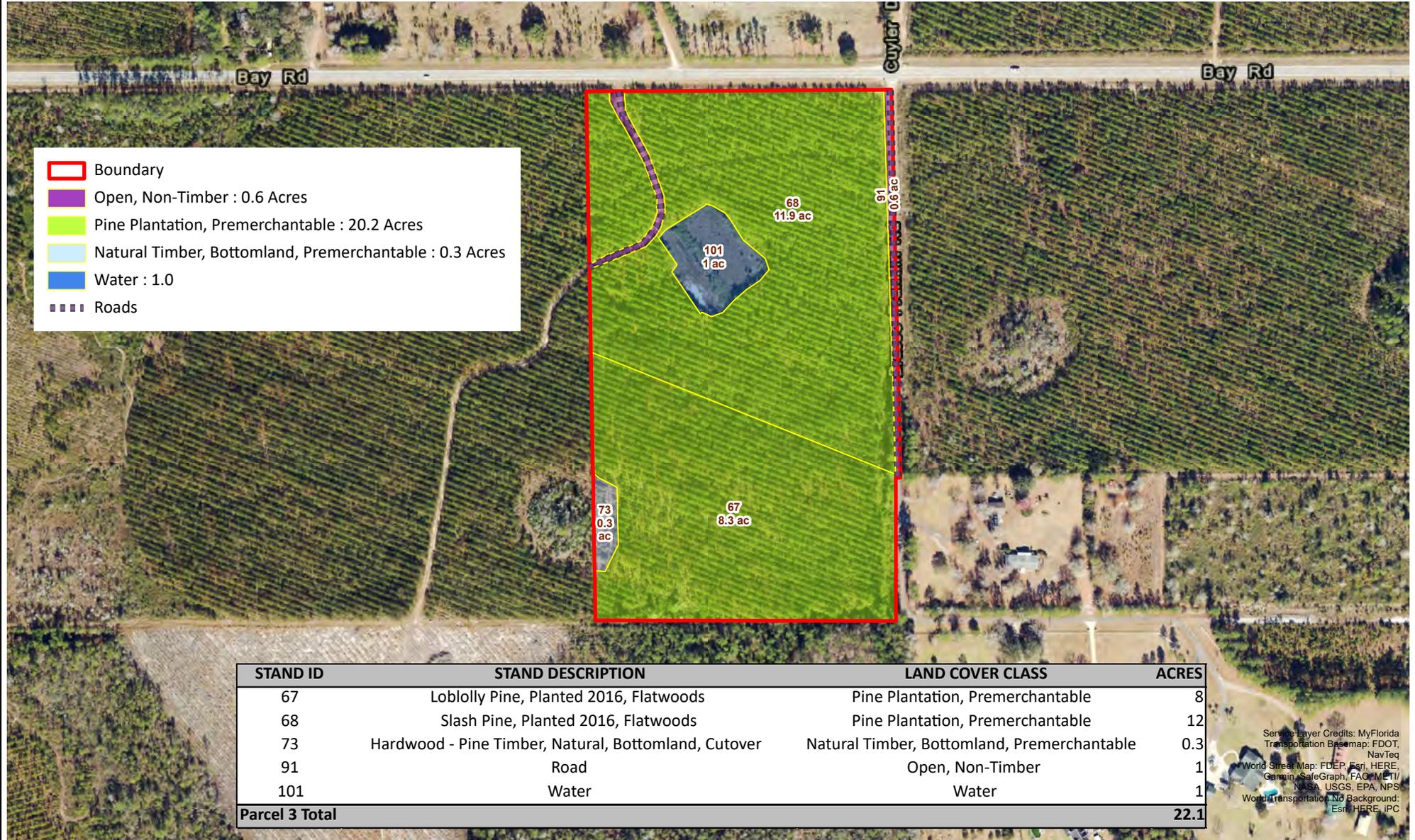


# Hilliard Country Estate Parcel 3

Nassau County, Florida

## Timber Stand Map

Jan-2023 NAIP Aerial Photo

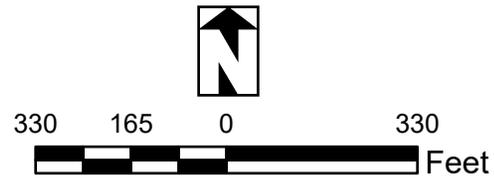


- Boundary
- Open, Non-Timber : 0.6 Acres
- Pine Plantation, Premerchantable : 20.2 Acres
- Natural Timber, Bottomland, Premerchantable : 0.3 Acres
- Water : 1.0
- Roads

STAND ID	STAND DESCRIPTION	LAND COVER CLASS	ACRES
67	Loblolly Pine, Planted 2016, Flatwoods	Pine Plantation, Premerchantable	8
68	Slash Pine, Planted 2016, Flatwoods	Pine Plantation, Premerchantable	12
73	Hardwood - Pine Timber, Natural, Bottomland, Cutover	Natural Timber, Bottomland, Premerchantable	0.3
91	Road	Open, Non-Timber	1
101	Water	Water	1
<b>Parcel 3 Total</b>			<b>22.1</b>

Service Layer Credits: MyFlorida  
 Transportation Base map: FDOT,  
 NavTeq  
 World Street Map: FDEP, Esri, HERE,  
 Garmin, SafeGraph, FAO, Mapbox,  
 NASA, USGS, EPA, NPS  
 World transportation background:  
 Esri, HERE, IPC

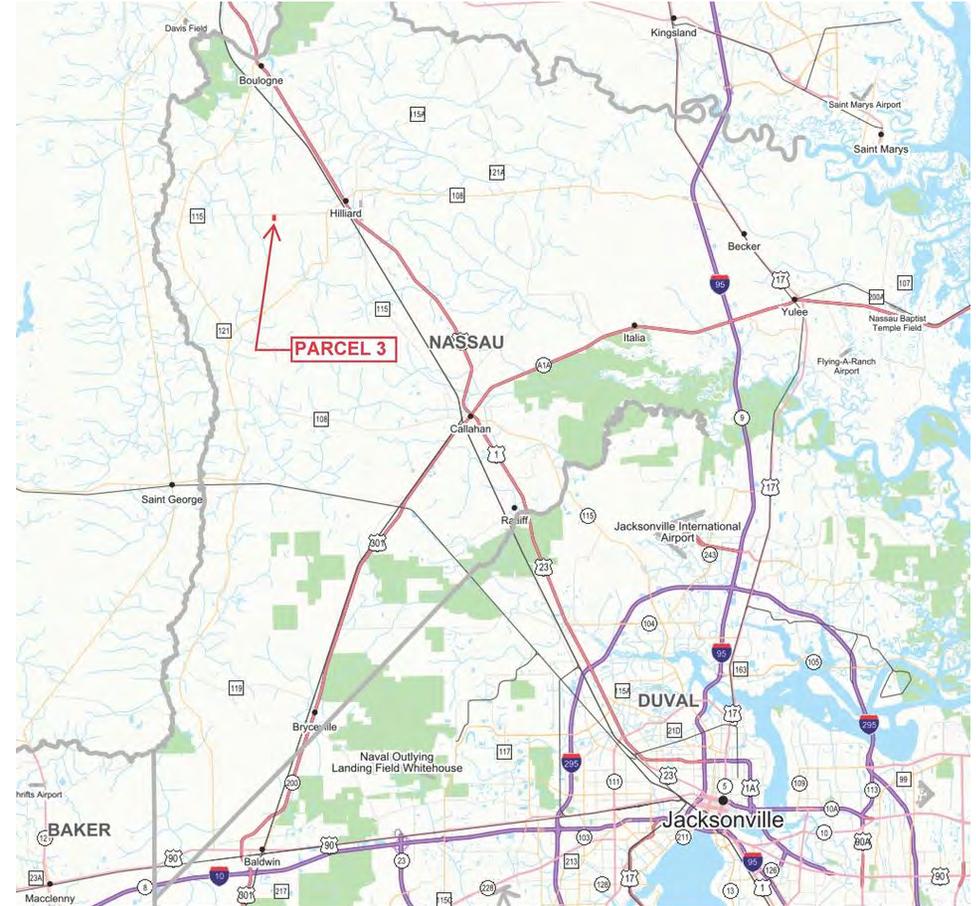
NOTICE:  
 THIS MAP IS NOT A SURVEY. THEREFORE, ANY DERIVED ACREAGE NUMBERS ON THIS MAP OR ACCOMPANYING REPORT ARE APPROXIMATE AND SHOULD ONLY BE USED FOR PLANNING OR MANAGEMENT.  
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 MAP CREATED BY : J SAARELA  
 MAP CREATED ON : 10/19/2023



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 PLANNING SERVICES INC.**  
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 Lake City, FL 32055  
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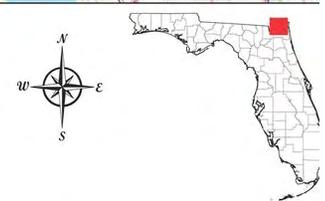


# Additional Photos

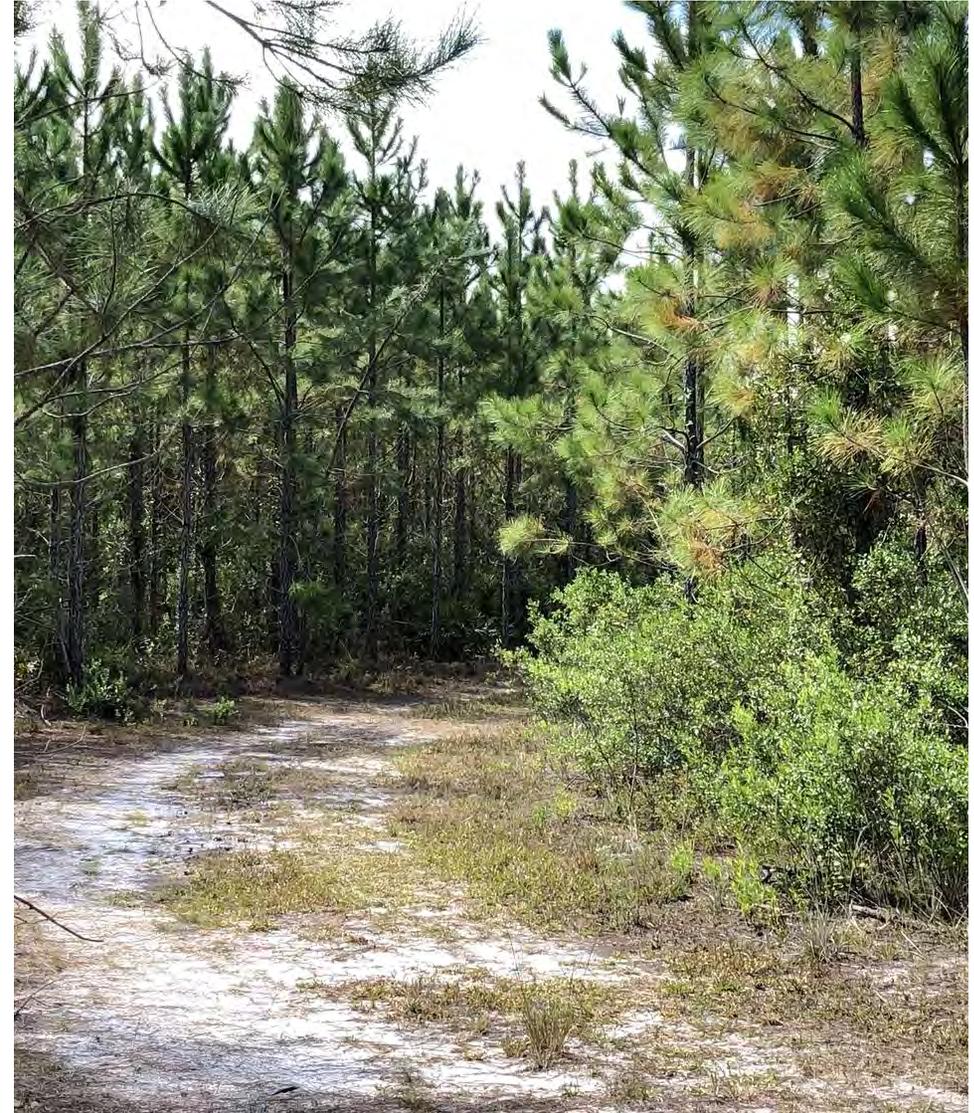


Hilliard Country Estate - Parcel 3

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



# Additional Photos





**MATTHEW SIMPSON, CF**

Associate Advisor

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## PROFESSIONAL BACKGROUND

Matthew Simpson, CF is an Advisor at SVN Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Matthew is a Senior Forester and Division Manager with Natural Resource Planning Services, Inc., a forestry consulting firm operating in Florida and Georgia, where he has worked as a consulting forester since 2000.

Matthew has over 25 years of experience in providing a full range of forestry and land management services to clients throughout Florida and Georgia. He specializes in large-scale, comprehensive timberland management projects, harvesting operations, and intensive silviculture.

Matthew is a Certified Forester through the Society of American Foresters, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a member of the Florida Forestry Association, and a member of the Society of American Foresters. He has also been a licensed real estate sales associate since 1998.

Matthew holds a Bachelor of Science degree in Forest Resource Management from West Virginia University. He currently resides in Lake City, Florida with his wife and two children.

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# Advisor Biography



**JOHN A. "TONY" WALLACE, CF**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Tony Wallace, CF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., [NRPS] a forestry consulting firm operating in Florida and Georgia. Learn more at [NRPSforesters.com](http://NRPSforesters.com).

Tony is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters. He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University.

Tony is a member of the Society of American Foresters, a past member of the board of directors, and has held past offices for the Florida Forestry Association. He has also served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

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