

# HILLIARD COUNTRY ESTATE PARCEL 1

BAY RD  
HILLIARD, FL 32046

---

**Matthew Simpson, CF**  
C: 352.317.8932  
matthew.simpson@svn.com

**John A. "Tony" Wallace, CF**  
C: 352.538.7356  
tony.wallace@svn.com



# Property Overview



**Sale Price** **\$352,000**

## OFFERING SUMMARY

**Acreage:** **16 Acres**  
**Price / Acre:** \$22,000  
**City:** Hilliard  
**County:** Nassau  
**Property Type:** Land:

## PROPERTY OVERVIEW

Don't miss this beautiful, wooded property in a growing area just west of Hilliard FL. This 16-acre property features 7-year-old planted slash pine on the majority of the property and a small, isolated, wooded wetland area that creates a beautiful landscape feature. The upland portion of this property makes up approximately 89% 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. Property is located adjacent to a conservation area that will never be developed. Great location for a country estate. Deed restricted to stick built homes. 1,800 sqft. minimum.



## SPECIFICATIONS & FEATURES

Uplands / Wetlands:	89% Uplands
Soil Types:	Kingsferry 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. Planted in 2016.

# Location



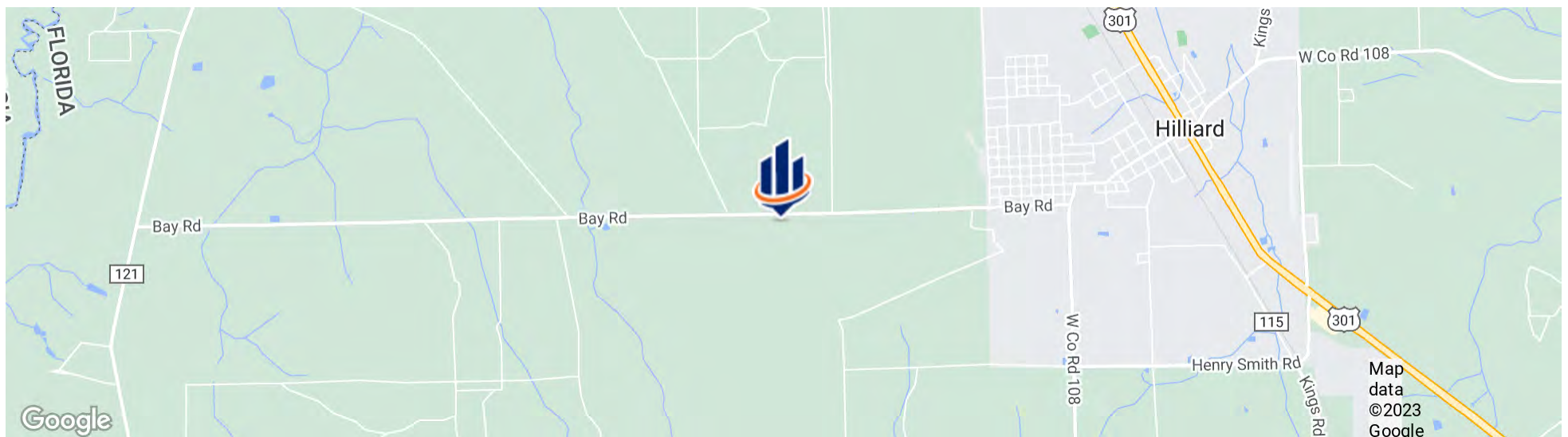
## LOCATION & DRIVING DIRECTIONS

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

GPS: 30.6821817, -81.9611419

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

Showing Instructions: Contact listing agent

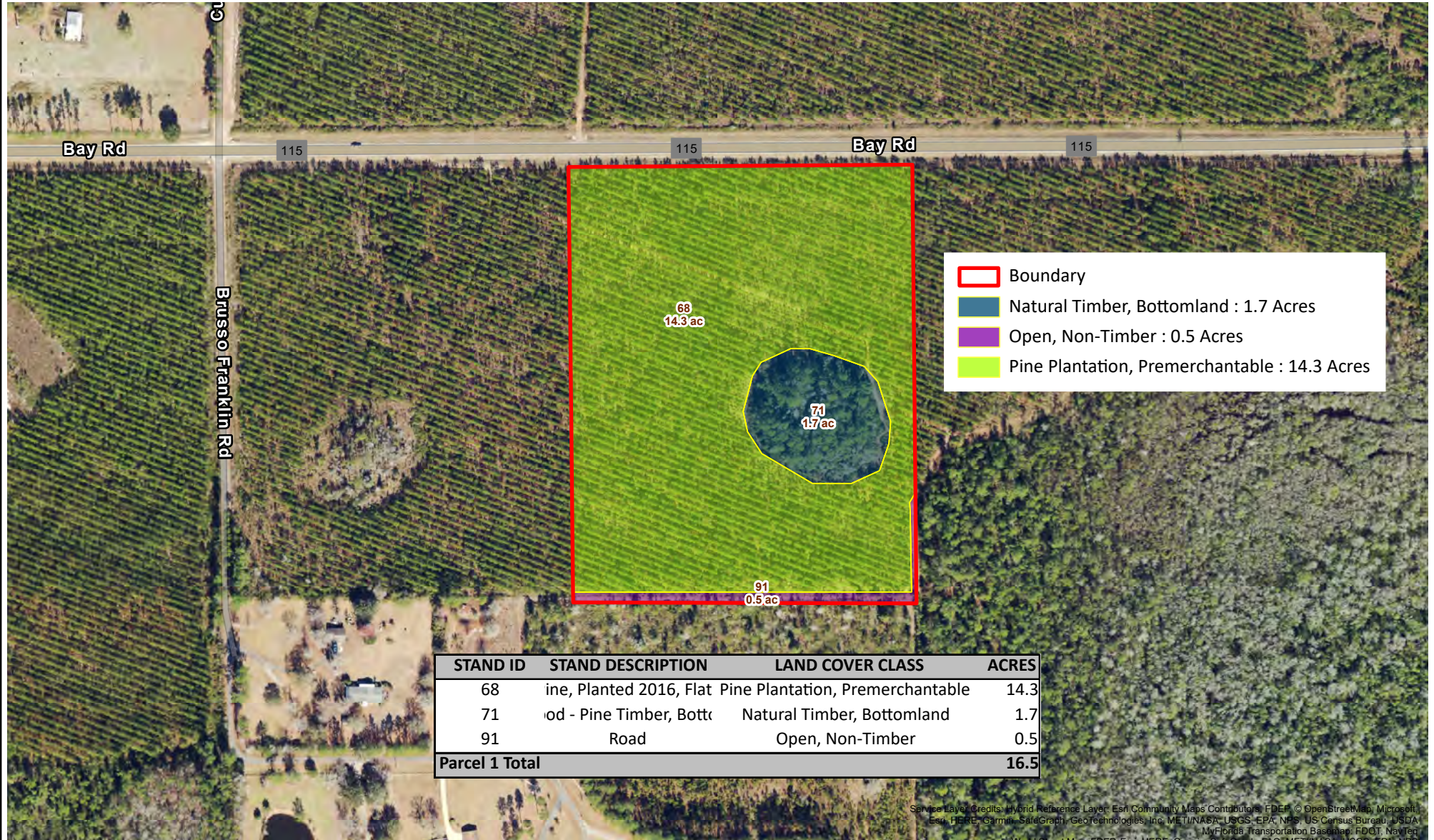


# Hilliard Country Estate Parcel 1

Nassau County, Florida

## Timber Stand Map

Jan-2023 NAIP Aerial Photo

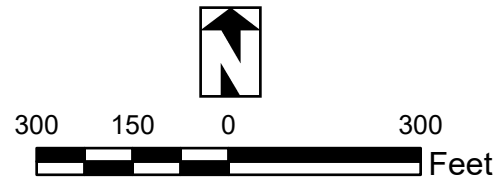


- Boundary
- Natural Timber, Bottomland : 1.7 Acres
- Open, Non-Timber : 0.5 Acres
- Pine Plantation, Premerchantable : 14.3 Acres

STAND ID	STAND DESCRIPTION	LAND COVER CLASS	ACRES
68	Pine, Planted 2016, Flat	Pine Plantation, Premerchantable	14.3
71	Wood - Pine Timber, Bottomland	Natural Timber, Bottomland	1.7
91	Road	Open, Non-Timber	0.5
<b>Parcel 1 Total</b>			<b>16.5</b>

Source Layer Credits: Hybrid Reference Layer, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, MyFlorida Transportation Baseplan, FDOT, NavTeq  
World Street Map: FDEP, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

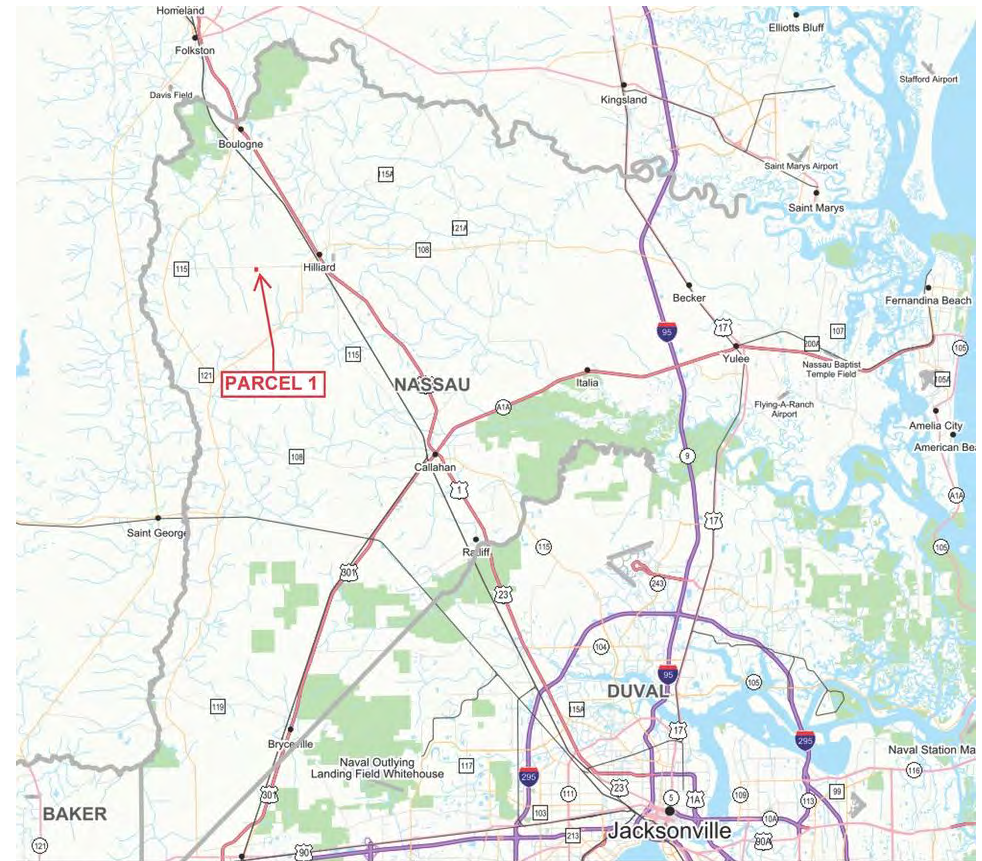
NOTICE:  
THIS MAP IS NOT A SURVEY. THEREFORE, ANY DERIVED ACREAGE NUMBERS ON THIS MAP OR ACCOMPANYING REPORT ARE APPROXIMATE AND SHOULD ONLY BE USED FOR PLANNING OR MANAGEMENT.  
THIS MAP IS NOT SUITABLE FOR ENGINEERING DESIGN OR CONSTRUCTION. FURTHER, THE USE OF ANY ASSOCIATED ACREAGE NUMBERS FOR SALES OR NEGOTIATIONS IS ENTIRELY AT THE RISK OF THE BUYER AND SELLER.  
MAP CREATED BY : J SAARELA  
MAP CREATED ON : 10/17/2023



**NATURAL RESOURCE PLANNING SERVICES INC.**  
CONSULTING FORESTERS  
356 NW Lake City Ave.  
Lake City, FL 32055  
(386) 438-5896

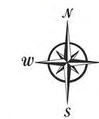


# Additional Photos



Hilliard Country Estate - Parcel 1

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



# Additional Photos





**MATTHEW SIMPSON, CF**

Associate Advisor

matthew.simpson@svn.com

Direct: 877.518.5263 x318 | Cell: 352.317.8932

## 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.

**SVN | Saunders Ralston Dantzler**  
356 NW Lake City Avenue  
Lake City, FL 32055  
352.364.0070





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

Senior Advisor

tony.wallace@svn.com

Direct: **352.538.7356** | Cell: **352.538.7356**

## 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.

**SVN | Saunders Ralston Dantzler**  
356 NW Lake City Avenue  
Lake City, FL 32055  
352.364.0070



# One of America's **BEST BROKERAGES**



**One of America's  
Best Brokerages**



**APEX Top  
National Producer  
Dean Saunders,  
ALC, CCIM**



**Most Influential  
Business Leaders  
Dean Saunders,  
ALC, CCIM**



**Largest Commercial  
Real Estate Brokers  
in Tampa Bay**



**Ranked 210 on Inc.  
5000 Regional List**



For more information visit [SVNsaunders.com](http://SVNsaunders.com)

### HEADQUARTERS

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

### ORLANDO

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

### NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

### GEORGIA

218 W Jackson Street, Suite 203  
Thomasville, Georgia 31792  
229.299.8600

©2023 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$4 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

