

REUTER THOMAS J/DUKE-REUTER MICHELE
26168 PIONEER TRL
HILLIARD, FL 32046

02-2N-23-0000-0008-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03VINYL 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor14CARPET 70
Interior Floor08SHT VINYL 30
Air Condition Heating Type03CENTRAL 100
Bedrooms Bathrooms Frame01TYP WD 100

Stories Units000 100
 00 100

Quality03Quality Level 03
DOR CODE5400TIMBERLAND 90+
MAP NUMMKT AREA09
NEIGHBORHOOD/LOC9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	186,848
UOP	60	25	15	1,189
UOP	384	25	96	7,614
USP	132	50	66	5,234

TOTALS2,9322,533200,885

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0800022,533116.800081.76207,098201920190003.0097.00

M/H 94+- 0%- 0Heated Area: 2356HX Base Yr

11-5

12USP201912UOP201912

24-47

31BAS201931

-26-32

12UOP201912

NASSAU COUNTY PROPERTY PAGE 1 of 26

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE221,061

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET286,000

TOTAL MARKET VALUE269,196

SOH/AGL Deduction21,290

ASSESSED VALUE247,906

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE247,906

TOTAL JUST VALUE507,061

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE208,883

PERMIT NUMDESCRIPTIONAMTISSUED

19006420GARAGE23,00006/17/2019

19003582CO ISSUED004/10/2019

19001299MH MOVE-ON002/11/2019

SALES DATA

OFF RECORD NumberDATETYPEINSTQ U I V RSN CD SALE PRICE

2247/114212/28/2018WD Q Q V 01204,000

GRANTOR: CARROLL NOAH J & LOUI

GRANTEE: REUTER THOMAS J & M

0892/13347/26/1999QC U V 01100

GRANTOR: CARROLL LOUISE SMITH

GRANTEE: CARROLL NOAH J & L O

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W47 UOP=[YR=2019] N12 W5 S12 E5\$ W5 USP=[YR=2019] N12 W11 S12 E11 \$ W24 S31 E26 UOP=[YR=2019] S12 E32 N12 W32\$ E50 N31\$.

BLD DATEXF DATEINC DATE

LGL DATEREPL.DATEAG DATE

06/13/2023MLU

EXTRA FEATURES26168 PIONEER TRL, HILLIARD

L NOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJPUNIT PRICEDTHFACT% CONDTOTADJUNIT PRICEADJPUNIT PRICELANDVALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV

1005000CRURAL HOME00.000.001.00AC1.001.001.0030,000.0030,000.0030,000

2005400A TIMBER 1 SI00.000.0023.00AC1.001.001.00720.00720.0016,560

3005902AHARDWOOD SI00.000.009.00AC1.001.001.00175.00175.001,575

4009910MMKT.VAL.AG00.000.0032.00AC1.001.001.008,000.008,000.00256,000

LAND DESCRIPTIONTOTAL OB/XF0

REVIEW DATE11/23/2020BYTWTotal Acres: 33.00Total Land Value: 48,135Market: 256,000Agricultural: 18,135Common: 30,000PRINTED 08/02/2023 BY SYS

REUTER THOMAS J/DUKE-REUTER MICHELE
26168 PIONEER TRL
HILLIARD, FL 32046

02-2N-23-0000-0008-0010

[illegible]