PT OF SW1/4 OF SW1/4
IN OR 2451/1416

REEVES LEONARD E & CATHERINE K/
23457 OUTPOST LANE
HILLIARD, FL 32046

2023

03-2N-23-0000-0008-0040

BUILDING CHARACTERISTICS

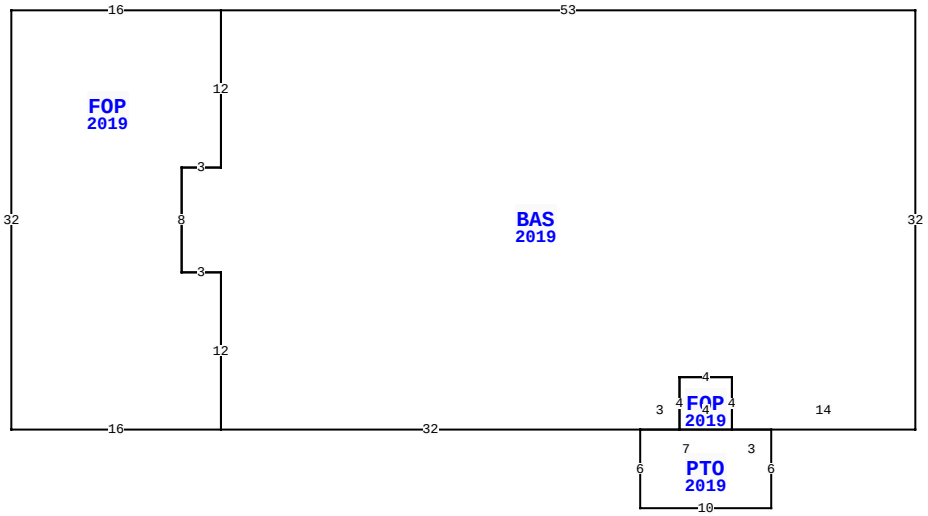
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	1,704	176,456
FOP	16	30	5	518
FOP	488	30	146	15,119
PTO	60	5	3	311
TOTALS	2,268		1,858	192,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	115.9000	104.60	194,347	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2002 Heated Area: 1704 HX Base Yr 2002



23457 OUTPOST LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
3	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	1999	1999	3	28	8,820	
4	0681	POLE SHED	0	100	30	16	480.00	SF	15.00	15.00	100	1999	1999	3	28	2,016	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
7	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	2004	2004	3	24	614	
8	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2004	2004	3	24	461	
9	0810	CONCRETE A	0	100	16	12	192.00	SF	6.50	6.50	100	2004	2004	3	86	1,073	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		192,404
TOTAL MARKET OB/XF VALUE		27,224
TOTAL LAND VALUE - MARKET		59,400
TOTAL MARKET VALUE		279,028
SOH/AGL Deduction		67,587
ASSESSED VALUE		211,441
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,441
TOTAL JUST VALUE		279,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002102	CO ISSUED	0	02/28/2018
1701794	NEW CONSTR	189,967	03/17/2017
B020300	FOUNDATION	1,995	09/01/2002
MH023951	MH MOVE-ON	0	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2451/1416	4/09/2021	WD	U	I	11	100
GRANTOR: REEVES LEONARD E & CA						
GRANTEE: REEVES LEONARD E &						
1025/1820	12/19/2001	WD	U	I	01	100
GRANTOR: REEVES GERALDINE & J						
GRANTEE: REEVES LEONARD & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W53 FOP=[YR=2019] W16 S32 E16 N12 W3 N8 E3 N12$ S12 W3 S8 E3 S12 E32 PTO=[YR=2019] S6 E10 N6 W3 FOP=[YR=2019] N4 W4 S4 E4$ W7 $ E3 N4 E4 S4 E14 N32$.

LAND DESCRIPTION

TOTAL OB/XF 27,224

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.98	AC		1.00	1.00	1.00	30,000.00	30,000.00	59,400							

REVIEW DATE 07/27/2021 BY TWA Total Acres: 1.98 Total Land Value: 59,400 Market: 0 Agricultural: 0 Common: 59,400 PRINTED 08/02/2023 BY SYS