PT OF SW1/4 OF SW1/4 OF
SEC 03-2N-23E IN OR 2516/1870

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

2023

03-2N-23-0000-0008-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5901	HARDWOOD SI 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

23449 OUTPOST LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	42,731
SOH/AGL Deduction	0
ASSESSED VALUE	42,731
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,731
TOTAL JUST VALUE	117,000
NCON VALUE	12,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005036	CO ISSUED	0	04/01/2022
22004447	MH MOVE-ON	0	03/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2516/1870	11/29/2021	WD	U	V	11	100

GRANTOR: REEVES LEONARD E & CA

GRANTEE: REEVES LEONARD E &

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2022	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2022	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	005000	C	RURAL HOME	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005501	A	TIMB2-2 SI	0			0.00	0.00	0.18	AC		1.00	1.00	1.00	540.00	540.00	97							
3	005901	A	HARDWOOD SI	0			0.00	0.00	2.82	AC		1.00	1.00	1.00	225.00	225.00	634							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 05/31/2022 BY TW Total Acres: 4.00 Total Land Value: 30,731 Market: 75,000 Agricultural: 731 Common: 30,000 PRINTED 08/02/2023 BY SYS