

BLOCK 12 E1/2 OF LOT 2 &
W521 1/2 FT OF LOT 1
IN OR 2520/1717

REEVES PRESTON S & REEVES TAMMY JEAN L/E/
P O BOX 95
HILLIARD, FL 32046-0095

2023

08-3N-24-2380-0012-0013



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	04	C ABOVE GD 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	3	100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	1200	STORE/OFFICE/RESID

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	6002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	704	36,060
CAN	192	30	58	2,971
UST	704	40	282	14,444

TOTALS	1,600		1,044	53,475
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0422	CL FNC 4'	0	0	0	0	88.00	LF	15.00	15.00	
2	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	1,044	87.9795	124.93	130,427	1982	1982	0	0	0 59.00	41.00
1 OFFICE 1&2 - 0% - 0 Heated Area: 704 HX Base Yr											
UST 1993 BAS 1993 CAN 1994											

37596 W FIRST ST, HILLIARD	BLD DATE 10/24/2018	KK	LGL DATE	
	XF DATE 10/24/2018	KK	LAND DATE	10/24/2018
	INC DATE		AG DATE	

TOTAL OB/XF											
324											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001200	C	STORE COMB	0	0004	C-1	0.00	0.00	33,180.00	SF	1.00

REVIEW DATE	10/24/2018	BY	KK	Total Acres:	0.00	Total Land Value:	66,360	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		53,475	
TOTAL MARKET OB/XF VALUE		324	
TOTAL LAND VALUE - MARKET		66,360	
TOTAL MARKET VALUE		120,159	
SOH/AGL Deduction		34,415	
ASSESSED VALUE		85,744	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		85,744	
TOTAL JUST VALUE		120,159	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		77,949	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B180015	ROOF/SIDING	0	01/29/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2520/1717	12/10/2021	WD U	I	11	
GRANTOR: REEVES PRESTON S & TA					
GRANTEE: REEVES PRESTON S &					
2520/1715	12/10/2021	WD U	V	11	
GRANTOR: REEVES PRESTON S					
GRANTEE: REEVES PRESTON S &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1993] W32 S22 BAS=[YR=1993] S22 CAN=[YR=1994] S6 E32 N6 W32\$ E32 N22 W32\$ E32 N22\$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV