BLOCK 118 LOTS 8 THRU 18
IN OR 2253/1050
TOWN OF HILLIARD SEC 8-3N-24E

REED HUBERT E & DEBBY S
37610 PINERIDGE ROAD
HILLIARD, FL 32046

2023

08-3N-24-2380-0118-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

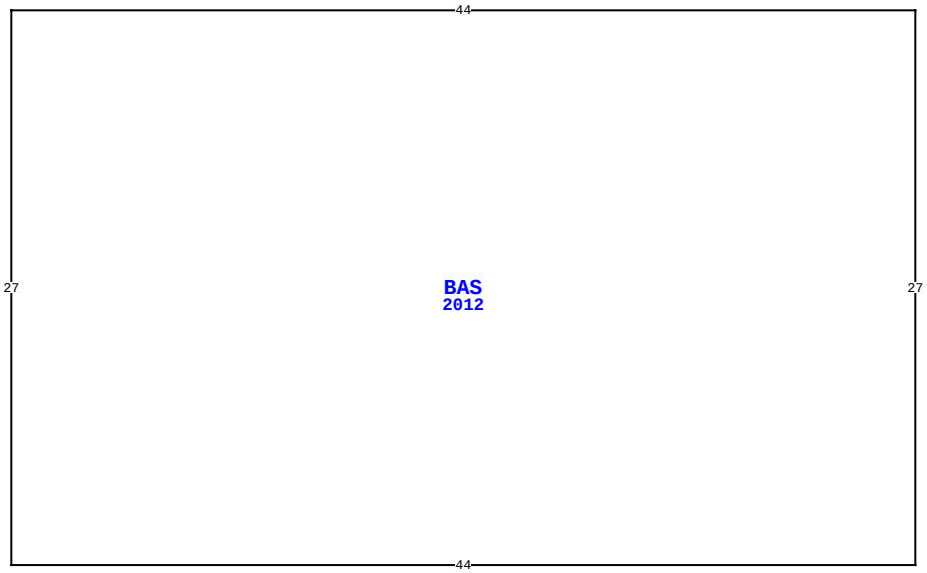
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	28,216
TOTALS	1,188		1,188	28,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,188	121.8000	79.17	94,054	1975	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1188 HX Base Yr



27423 MISSOURI ST, HILLIARD

BLD DATE	07/27/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,216
TOTAL MARKET OB/XF VALUE	14,521
TOTAL LAND VALUE - MARKET	82,500
TOTAL MARKET VALUE	125,237
SOH/AGL Deduction	30,425
ASSESSED VALUE	94,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,812
TOTAL JUST VALUE	125,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210014	DEMOLITION	1,000	02/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2253/1050	11/20/2018	QC	U	I	11	100
GRANTOR: WILLIAMS SHARON D & J						
GRANTEE: REED HUBERT E & DEB						
2220/0590	9/04/2018	QC	U	I	11	80,000
GRANTOR: WILLIAMS SHARON D & J						
GRANTEE: REED HUBERT E & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W44 S27 E44 N27$.

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	2810	MH SPACE	0	0	0	0	4.00	SF	2,400.00	2,400.00	100	0	0	3	100	9,600	
2	0751	UOP	0	0	10	8	80.00	SF	10.00	10.00	100	2006	2006	3	48	384	
3	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	2000	2000	3	20	840	
4	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	100	2000	2000	3	80	1,040	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	38	760	
6	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2006	2006	3	31	1,116	
7	0351	CARPORT MT	0	0	21	12	252.00	SF	10.00	10.00	100	2006	2006	3	31	781	

LAND DESCRIPTION

TOTAL OB/XF 14,521

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	000200	C	MBL HM SUB	0	0006	RM4	125.00	125.00	125.00	FF		1.00	1.00	1.00	300.00	300.00	37,500							
2	000200	C	MBL HM SUB	0	0006	RM4	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 04/29/2021 BY TWJH Total Acres: 0.00 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 08/02/2023 BY SYS