BLOCK 172 15 FT OF LOT 5 &
ALL OF LOTS 6 7 & 8
IN OR 2147/733

REED JEFFREY & MARILYN
37334 LIBBY ROAD
HILLIARD, FL 32046

2023

08-3N-24-2380-0172-0051

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 06

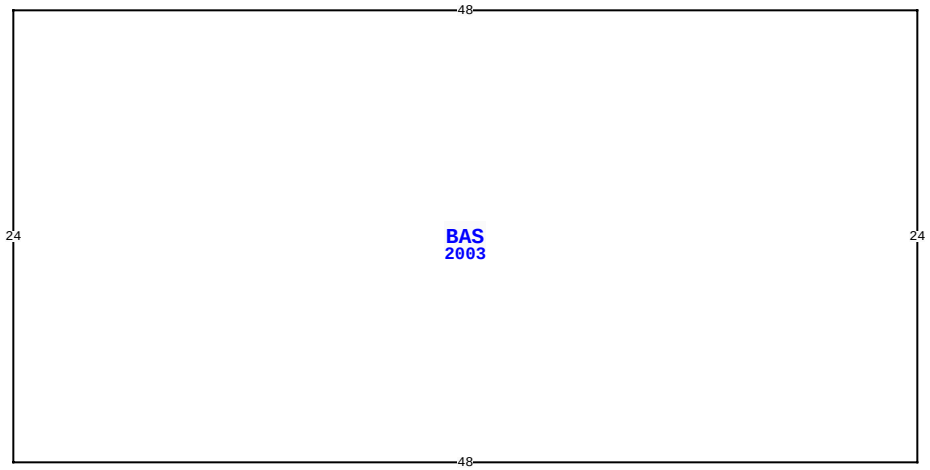
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	50,071
TOTALS	1,152		1,152	50,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	129.3600	90.55	104,314	1995	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1152 HX Base Yr



27167 W FIRST AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	50,071
TOTAL MARKET OB/XF VALUE	4,663
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	81,734
SOH/AGL Deduction	9,463
ASSESSED VALUE	72,271
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,271
TOTAL JUST VALUE	81,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170215	REPAIR/RRF	0	12/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2147/0733	9/22/2017	WD	U	I	37	17,000
GRANTOR: MCKINNON LIVING TRUST						
GRANTEE: REED JEFFREY & MARI						
2147/0731	9/18/2017	WD	U	I	11	100
GRANTOR: MCKINNON GEORGE I & J						
GRANTEE: MCKINNON LIVING TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W48 S24 E48 N24$.

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	0812	CONCRETE C	0	0	0	0	1,434.00	SF	4.00	4.00	100	1970	1970	3	22	1,262	
2	0811	CONCRETE B	0	0	0	0	828.00	SF	5.20	5.20	100	1999	1999	3	79	3,401	

LAND DESCRIPTION

TOTAL OB/XF 4,663

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	000102	C	SFR/MH	0	0006	R2	90.00	125.00	90.00	FF		1.00	1.00	1.00	300.00	300.00	27,000							

REVIEW DATE 01/30/2018 BY TWX Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 08/02/2023 BY SYS