BLK 174 LOTS 16 THRU 21
TOWN OF HILLIARD WEST PBK 1-23

REED MARILYN P & JEFFREY S
37334 LIBBY RD
HILLIARD, FL 32046

2023

08-3N-24-2380-0174-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

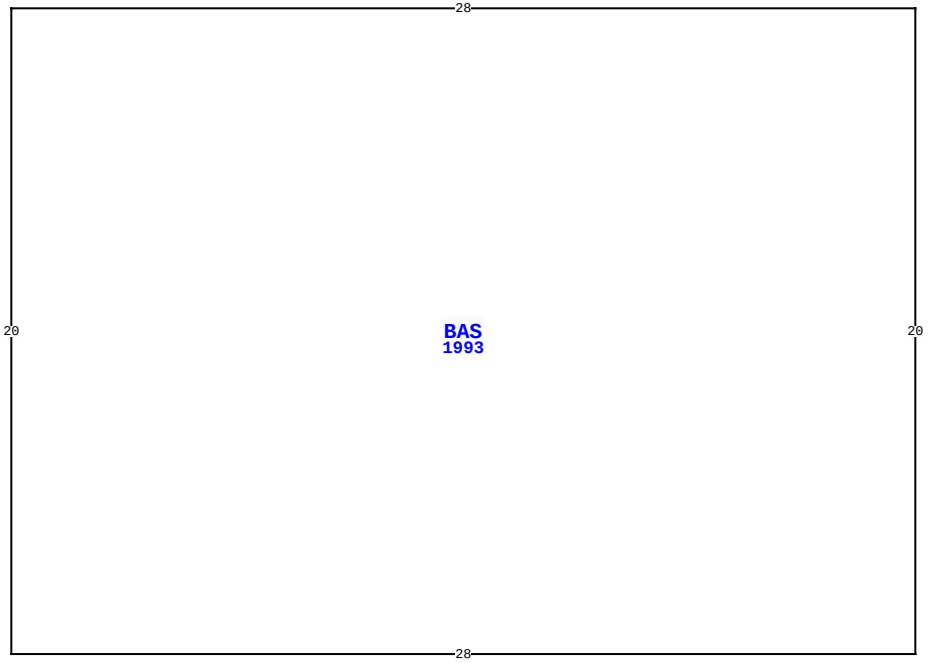
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	560	46,141
TOTALS	560		560	46,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	560	110.3300	99.57	55,759	1978	1983	0	0	0	17.25	82.75

1 SINGLE FAM – 0% - 0 Heated Area: 560 HX Base Yr



27030 NEW FRONT ST, 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	103,663
TOTAL MARKET OB/XF VALUE	386
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	149,049
SOH/AGL Deduction	14,231
ASSESSED VALUE	134,818
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,818
TOTAL JUST VALUE	149,049
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200199	NEW ROOF	0	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2350/1526	3/25/2020	WD	U	I	37	15,000
GRANTOR: MCKINNON LIVING TRUST						
GRANTEE: REED MARILYN P & JE						
1704/0156	8/23/2010	WD	U	I	30	100
GRANTOR: MCKINNON CLAUDETTE A						
GRANTEE: MICKINNON JOHN P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S20 E28 N20$.

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	0940	SHEDS/PORT	0	0	12	8	96.00	SF	20.10	20.10	100	1980	1980	3	20	386	

LAND DESCRIPTION

TOTAL OB/XF 386

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	000100	C	SFR	0	0006	R2	150.00	125.00	150.00	FF		1.00	1.00	1.00	300.00	300.00	45,000							

REVIEW DATE 01/07/2021 BY TWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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2023

08-3N-24-2380-0174-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

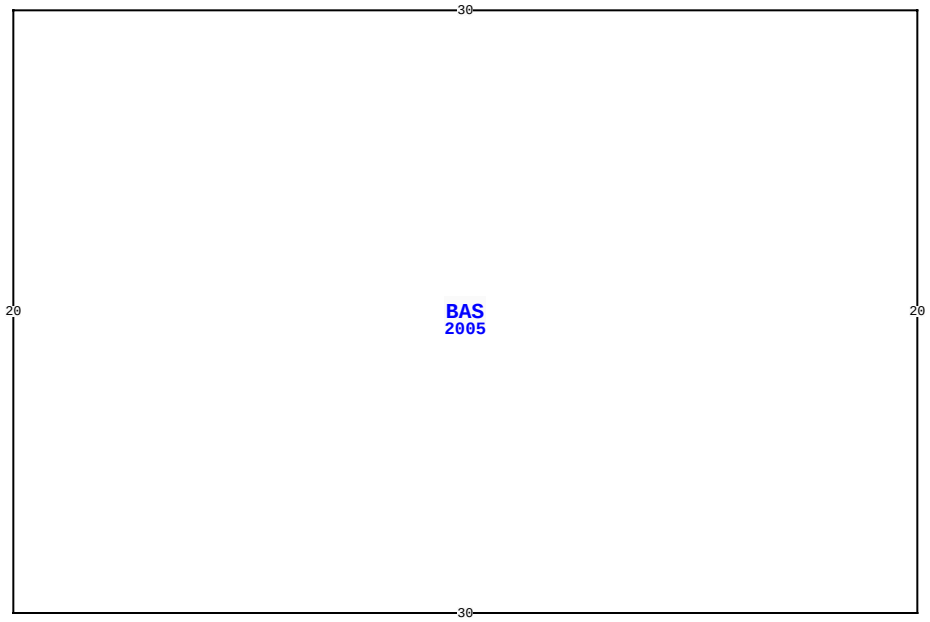
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	57,522
TOTALS	600		600	57,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	600	127.6000	115.16	69,096	1979	1984	0	0	0	16.75	83.25

2 SINGLE FAM – 0% - 0 Heated Area: 600 HX Base Yr



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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,518

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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTEE: REED MARILYN P & JE						
1704/0156	8/23/2010	WD	U	I	30	100
GRANTOR: MCKINNON CLAUDETTE A						
GRANTEE: MICKINNON JOHN P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30S20E30N20$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/07/2021 BY TWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS