PT OF LOT 5
IN OR 2374/621 BEING PARCEL 1
CORNWALL SURVEY SEC 14-3N-23E

REED CHARLES
17360 BELL ROAD
HILLIARD, FL 32046

2023

14-3N-23-2020-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

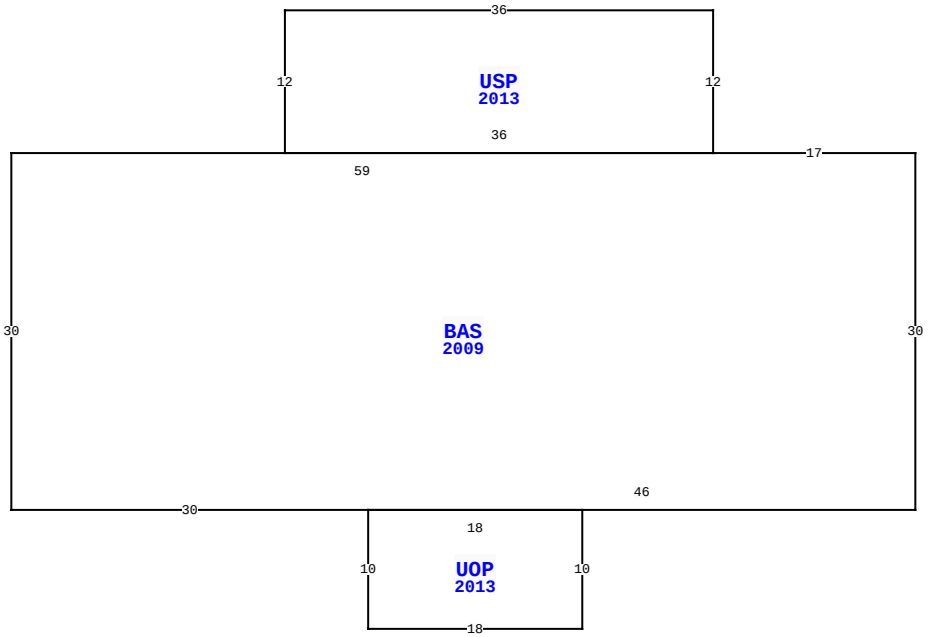
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	134,409
UOP	180	25	45	2,653
USP	432	50	216	12,733
TOTALS	2,892		2,541	149,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,541	127.6000	89.32	226,962	2009	2009	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2010 Heated Area: 2280 HX Base Yr 2010



17360 BELL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		149,795
TOTAL MARKET OB/XF VALUE		3,290
TOTAL LAND VALUE - MARKET		89,700
TOTAL MARKET VALUE		242,785
SOH/AGL Deduction		117,820
ASSESSED VALUE		124,965
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,965
TOTAL JUST VALUE		242,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B27169	ADDITION	0	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2374/0621	7/03/2020	QC	U	I	11	100
GRANTOR: REED PATRICIA						
GRANTEE: REED CHARLES						
1638/0925	8/28/2009	WD	U	V	30	64,900
GRANTOR: REED CHARLES						
GRANTEE: REED CHARLES & PATR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W17 USP=[YR=2013] N12 W36 S12 E36$ W59 S30 E30
UOP=[YR=2013] S10 E18 N10 W18$ E46 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	94	3,290	

LAND DESCRIPTION

TOTAL OB/XF 3,290

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	2.99	AC		1.00	1.00	1.00	30,000.00	30,000.00	89,700							

REVIEW DATE 09/04/2018 BY TWA Total Acres: 2.99 Total Land Value: 89,700 Market: 0 Agricultural: 0 Common: 89,700 PRINTED 08/02/2023 BY SYS