

PT OF SW1/4 OF SW1/4 OF
SEC 34-4N-24E IN OR 1927/978 &
ESMT IN OR 533/835

REED AUNDIE/REED GEORGE THOMAS EST
37417 LIBBY RD
HILLIARD, FL 32046

2023

34-4N-24-0000-0001-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	30	VINYL 100	0800	02	2,106	135.9600	95.17	200,428	2003	2008	0	0	0	36.00	64.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 50% - 2016													Heated Area: 2106										
Roof Cover	12	MODULAR MT 100														HX Base Yr 2016										
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			5000IMPROVED AG																							
MAP NUM															MKT AREA 09											
NEIGHBORHOOD/LOC			9001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,800	100	1,800	109,636																						
FEP	360	85	306	18,638																						
TOTALS			2,160	2,106	128,274																					
EXTRA FEATURES			37417 LIBBY RD, HILLIARD																							
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										
2	0681	POLE SHED	0 50	15	15	225.00	SF	15.00	15.00	100	1985	1985	3	20	675											
6	1242	WD DECK A	0 50	18	12	216.00	SF	10.00	10.00	100	2000	2000	3	20	432											
7	0350	CARPORT WD	0 50	26	20	520.00	SF	13.00	13.00	100	2000	2000	3	20	1,352											
8	0500	FP-PRE FAB	0 50	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080											
9	1242	WD DECK A	0 50	0	0	350.00	SF	7.50	7.50	100	2006	2006	3	31	814											
10	0940	SHEDS/PORT	0 50	20	8	160.00	SF	20.10	20.10	100	2006	2006	3	31	997											
LAND DESCRIPTION			TOTAL OB/XF 7,350																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	005000	C	RURAL HOME	50	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000									
2	005010	A	SVCE ACRGE	0			0.00	0.00	2.16	AC		1.00	1.00	1.00	500.00	500.00	1,080									
3	005902	A	HARDWOOD SI	0			0.00	0.00	8.50	AC		1.00	1.00	1.00	175.00	175.00	1,488									
4	009910	M	MKT. VAL. AG	0			0.00	0.00	10.66	AC		1.00	1.00	1.00	15,000.00	15,000.00	159,900									
REVIEW DATE 06/10/2020 BY TWA Total Acres: 11.66 Total Land Value: 32,568 Market: 159,900 Agricultural: 2,568 Common: 30,000 PRINTED 08/02/2023 BY SYS																										