E1/2 LOT 11,PT E1/2 OF LOT 12
OF CORNWALL SURVEY PBK O/31 &
& PT SW1/4 OF SW1/4 OF

REED FLAVIUS THOMAS
37028 TRACTOR LN
HILLIARD, FL 32046

2023

34-4N-24-2020-0011-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

LIBBY RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	93,280
TOTAL MARKET VALUE	5,288
SOH/AGL Deduction	0
ASSESSED VALUE	5,288
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,288
TOTAL JUST VALUE	93,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1927/0981	7/10/2014	QC	U	V	11	100
GRANTOR: REED GEORGE THOMAS &						
GRANTEE: REED FLAVIUS THOMAS						
0770/1648	9/12/1996	QC	U	I	09	9,400
GRANTOR: REED BONNIE JEAN						
GRANTEE: REED GEORGE THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	8.66	AC		1.00	1.00	1.00	550.00	550.00	4,763							
2	005902	A	HARDWOOD SI	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	175.00	175.00	525							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	11.66	AC		1.00	1.00	1.00	8,000.00	8,000.00	93,280							

REVIEW DATE 07/10/2020 BY TWA Total Acres: 11.66 Total Land Value: 5,288 Market: 93,280 Agricultural: 5,288 Common: 0 PRINTED 08/02/2023 BY SYS