TRACTS 14 15 & 16 R622382
IN OR 2406/1478
EX 1-8

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

2023

37-4N-24-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

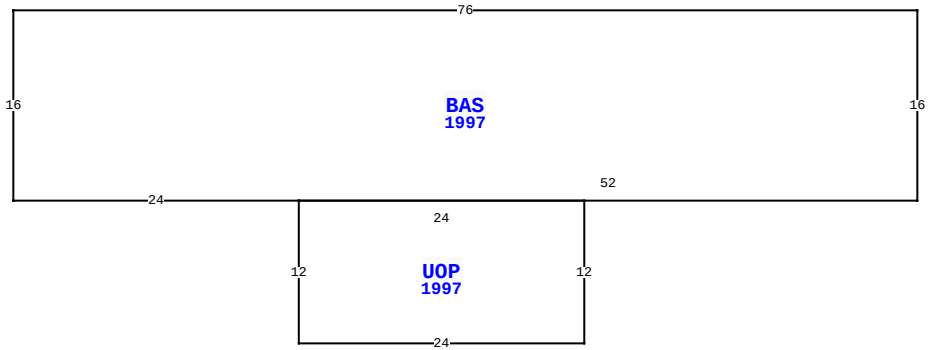
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	71,751
UOP	288	25	72	4,248
TOTALS	1,504		1,288	75,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,288	135.9600	95.17	122,579	1997	2007	0	0	0	38.00	62.00

1 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



37116 LIBBY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	75,999
TOTAL MARKET OB/XF VALUE	7,126
TOTAL LAND VALUE - MARKET	160,400
TOTAL MARKET VALUE	145,334
SOH/AGL Deduction	20,187
ASSESSED VALUE	125,147
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,147
TOTAL JUST VALUE	243,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	06/01/1997
8478	MH MOVE-ON	2,200	03/15/1991
8131	MH MOVE-ON	1,500	04/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/1478	11/06/2020	WD	Q	I	01	150,000
GRANTOR: DAVIS CLYDE JR						
GRANTEE: REED MARILYN P & JE						
1538/1547	12/03/2007	WD	U	I	01	100
GRANTOR: DAVIS CLYDE JR & ROBI						
GRANTEE: DAVIS CLYDE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W76 S16 E24 UOP=[YR=1997] S12 E24 N12 W24$ E52 N16$.

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
2	0350	CARPORT WD	0	0	20	40	800.00	SF	13.00	13.00	100	1996	1996	3	20	2,080	
3	0810	CONCRETE A	0	0	16	20	320.00	SF	6.50	6.50	100	1996	1996	3	73	1,518	
4	0510	GARAGE WD-	0	0	36	20	720.00	SF	17.50	17.50	100	1999	1999	3	28	3,528	

LAND DESCRIPTION

TOTAL OB/XF 7,126

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	005000	C	RURAL HOME	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	006005	A	PAST/GRAZE	0			0.00	0.00	5.02	AC		1.00	1.00	1.00	440.00	440.00	2,209							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	5.02	AC		1.00	1.00	1.00	20,000.00	20,000.00	100,400							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 7.02 Total Land Value: 62,209 Market: 100,400 Agricultural: 2,209 Common: 60,000 PRINTED 08/02/2023 BY SYS