

PT SW1/4 OF SW1/4
IN OR 1025/1820 LYING SOUTH
OF OR 2451/1416

REEVES LEONARD E & CATHERINE K/
23457 OUTPOST LANE
HILLIARD, FL 32046

2024

03-2N-23-0000-0008-0090



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
DOR CODE		5501								TIMBER 2-2 SI 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										23380 OUTPOST LN, HILLIARD										06/15/2023 MLU													
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																
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000																	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000																	
LAND DESCRIPTION										TOTAL OB/XF										12,000													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	545.00	545.00	632																
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,800																
REVIEW DATE		06/09/2023		BY		WWA		Total Acres: 2.16		Total Land Value: 30,632		Market: 34,800		Agricultural: 632		Common: 30,000		PRINTED 08/06/2024 BY SYS															