PT OF W1/2 OF SEW/4 OF NW1/4
IN OR 866/19 & OR 1529/1243
R788228 & R788229

WATERS CHARLES E JR
37294 REED ROAD
HILLIARD, FL 32046-3003

2024

03-3N-24-0000-0004-0100

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

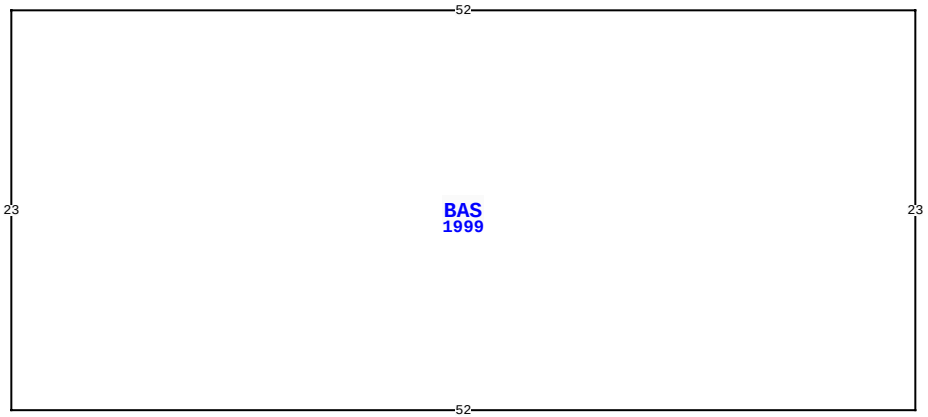
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	48,782
TOTALS	1,196		1,196	48,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,196	135.9600	101.97	121,956	1997	1997	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2000 Heated Area: 1196 HX Base Yr 2000



37294 REED RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		48,782
TOTAL MARKET OB/XF VALUE		10,085
TOTAL LAND VALUE - MARKET		77,000
TOTAL MARKET VALUE		135,867
SOH/AGL Deduction		73,059
ASSESSED VALUE		62,808
TOTAL EXEMPTION VALUE	HX HB	37,808
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		135,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/1243	10/09/2007	QC	U	I	01	100
GRANTOR: WATERS CAROL R						
GRANTEE: WATER CHARLES E JR						
0866/0019	2/05/1999	PR	U	I	01	100
GRANTOR: WATERS CHARLES JR P/R						
GRANTEE: WATERS CHARLES JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W52 S23 E52 N23 $.

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	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	1999	1999	3	20	320	
2	0681	POLE SHED	0	100	10	8	80.00	SF	15.00	15.00	100	1999	1999	3	27	324	
3	0681	POLE SHED	0	100	25	30	750.00	SF	15.00	15.00	100	2001	2001	3	29	3,263	
4	0753	UEP	0	100	26	18	468.00	SF	22.00	22.00	100	2010	2010	3	60	6,178	

LAND DESCRIPTION

TOTAL OB/XF 10,085

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		OR	0.00	0.00	3.08	AC		1.00	1.00	1.00	25,000.00	25,000.00	77,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.08 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 08/06/2024 BY SYS