

REED MARILYN PATRICIA & JEFFREY SCOTT
37334 LIBBY ROAD
HILLIARD, FL 32046

08-3N-24-2380-0172-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure03AVERAGE 100 GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall04PLYWOOD 100

Interior Floor14CARPET 90

Interior Floor08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame023 100
2 100
WOOD FRAME 100

Stories Units1.1. 100
0 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC6001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,4401001,44037,377

TOTALS1,4401,44037,377

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100198119813491,715

20811CONCRETE B0000576.00SF5.205.20100201320133942,815

LAND DESCRIPTIONTOTAL OB/XF4,530

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH00006R-2110.00125.00110.00FF1.001.001.00300.00300.0033,000

REVIEW DATE05/16/2024BYWWATotal Acres: 0.00Total Land Value: 33,000Market: 0Agricultural: 0Common: 33,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0820021,440123.600086.52124,589198119860070.0030.00

M/H 93- - 0% - 0Heated Area: 1440HX Base YrBAS1993

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

27105 W FIRST AVE, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 1 of 13

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE37,377

TOTAL MARKET OB/XF VALUE4,530

TOTAL LAND VALUE - MARKET33,000

TOTAL MARKET VALUE74,907

SOH/AGL Deduction3,550

ASSESSED VALUE71,357

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE71,357

TOTAL JUST VALUE74,907

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE70,670

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2341/13842/24/2020WD U I I3718,000

GRANTOR: HOOVER MELANIE & ALIS

GRANTEE: REED MARILYN PATRIC

2128/01126/19/2017WD Q I I0133,500

GRANTOR: MCKINNON LIVING TRUST

GRANTEE: HOOVER MELANIE & AL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E60 N24\$.