

REED JEFFREY & MARILYN
37334 LIBBY ROAD
HILLIARD, FL 32046

08-3N-24-2380-0172-0051

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 9008SHT VINYL 1003CENTRAL 10004AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame02WOOD FRAME 100Stories Units1.1. 1000 100Quality04Quality Level 04DOR CODE0200MOBILE HOMEMAP NUMMKT AREA06NEIGHBORHOOD/LOC6001.00BAS 1,152 100 1,152 51,413

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% CONDHeated Area: 1152HX Base YrBAS 2003

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARDTax Group: 3Tax Dist:BAS 2003BUILDING MARKET VALUE51,413TOTAL MARKET OB/XF VALUE4,520TOTAL LAND VALUE - MARKET27,000TOTAL MARKET VALUE82,933SOH/AGL Deduction3,435ASSESSED VALUE79,498TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE79,498TOTAL JUST VALUE82,933NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE81,734

SUBAREA MARKET VALUE

SALES DATAOFF RECORD NumberDATETYPE INSTQ / I V / I RSN CD SALE PRICE2147/07339/22/2017WD U I I 3717,000GRANTOR:MCKINNON LIVING TRUSTGRANTEE: REED JEFFREY & MARI2147/07319/18/2017WD U I I 11100GRANTOR:MCKINNON GEORGE I & JGRANTEE:MCKINNON LIVING TRU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W48 S24 E48 N24\$.

EXTRA FEATURES

27167 W FIRST AVE, HILLIARDBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C00001,434.00SF4.004.00100197019703211,205

20811CONCRETE B0000828.00SF5.205.20100199919993773,315

LAND DESCRIPTION

TOTAL OB/XF4,520

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH00006R-290.00125.0090.00FF1.001.001.00300.00300.0027,000

REVIEW DATE02/28/2024BYWWATotal Acres: 0.00Total Land Value: 27,000Market: 0Agricultural: 0Common: 27,000PRINTED 08/06/2024 BY SYS