PT OF LOT 5
IN OR 2374/621 BEING PARCEL 1
CORNWALL SURVEY SEC 14-3N-23E

REED CHARLES
17360 BELL ROAD
HILLIARD, FL 32046

2024

14-3N-23-2020-0005-0010

BUILDING CHARACTERISTICS

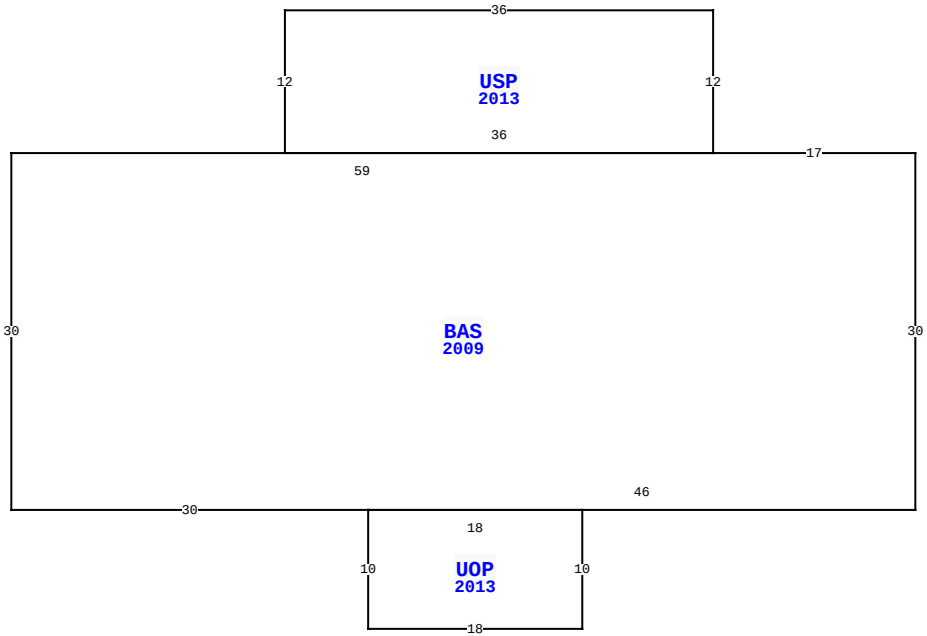
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	2,280	100	2,280	139,645
UOP	180	25	45	2,756
USP	432	50	216	13,229
TOTALS	2,892		2,541	155,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,541	127.6000	95.70	243,174	2009	2009	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2010 Heated Area: 2280 HX Base Yr 2010



17360 BELL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		155,631
TOTAL MARKET OB/XF VALUE		3,255
TOTAL LAND VALUE - MARKET		89,700
TOTAL MARKET VALUE		248,586
SOH/AGL Deduction		119,872
ASSESSED VALUE		128,714
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,714
TOTAL JUST VALUE		248,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B27169	ADDITION	0	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2374/0621	7/03/2020	QC	U	I	11	100
GRANTOR: REED PATRICIA						
GRANTEE: REED CHARLES						
1638/0925	8/28/2009	WD	U	V	30	64,900
GRANTOR: REED CHARLES						
GRANTEE: REED CHARLES & PATR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W17 USP=[YR=2013] N12 W36 S12 E36$ W59 S30 E30
UOP=[YR=2013] S10 E18 N10 W18$ E46 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	93	3,255	

LAND DESCRIPTION

TOTAL OB/XF 3,255

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	0007	OR	0.00	0.00	2.99	AC		1.00	1.00	1.00	30,000.00	30,000.00	89,700							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 2.99 Total Land Value: 89,700 Market: 0 Agricultural: 0 Common: 89,700 PRINTED 08/06/2024 BY SYS