



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,767	100	1,767	147,869
BAS	420	100	420	35,147
FCP	1,080	25	270	22,595
FGR	552	55	304	25,440
FOP	85	30	26	2,176
FST	143	55	79	6,611
USP	372	30	112	9,373
TOTALS	4,419		2,978	249,210

EXTRA FEATURES	
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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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
2	0811	CONCRETE B	0 100	0	0	753.00	SF	5.20	5.20	100	1987	1987	3	52	2,036	
3	0812	CONCRETE C	0 100	0	0	1,178.00	SF	4.00	4.00	100	1990	1990	3	59.5	2,804	
4	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00	100	1990	1990	3	20	40	
5	0845	KOOL DECK	0 100	0	0	783.00	SF	7.25	7.25	100	1996	1996	3	72	4,087	
6	0861	POOL GUNIT	0 100	13	27	351.00	SF	85.00	85.00	100	1996	1996	3	20	5,967	
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200	
8	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1998	1998	3	26	1,300	
9	0351	CARPORT MT	0 100	36	20	720.00	SF	6.60	6.60	100	2008	2008	3	35	1,663	

LAND DESCRIPTION	
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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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	30,000.00	30,000.00	33,300							

MARKET ADJUSTMENTS													HEATED AREA: 2187				HX Base Yr			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND									
0100	01	2,978	116.6399	110.81	329,992	1987	1988	0	0	24.48	75.52									
1 SINGLE FAM - 100% - 0																				

37334 LIBBY RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
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4	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00	100	1990	1990	3	20	40	
5	0845	KOOL DECK	0 100	0	0	783.00	SF	7.25	7.25	100	1996	1996	3	72	4,087	
6	0861	POOL GUNIT	0 100	13	27	351.00	SF	85.00	85.00	100	1996	1996	3	20	5,967	
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200	
8	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1998	1998	3	26	1,300	
9	0351	CARPORT MT	0 100	36	20	720.00	SF	6.60	6.60	100	2008	2008	3	35	1,663	

TOTAL OB/XF	20,267
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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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	30,000.00	30,000.00	33,300							

NASSAU COUNTY PROPERTY													PAGE 1 of 2				4
VALUATION SUMMARY													STANDARD				
VALUATION BY													Tax Group: 4				
Tax Group: 4													Tax Dist:				
BUILDING MARKET VALUE													351,949				
TOTAL MARKET OB/XF VALUE													20,267				
TOTAL LAND VALUE - MARKET													33,300				
TOTAL MARKET VALUE													405,516				
SOH/AGL Deduction													197,150				
ASSESSED VALUE													208,366				
TOTAL EXEMPTION VALUE													50,000				
BASE TAXABLE VALUE													158,366				
TOTAL JUST VALUE													405,516				
NCON VALUE													0				
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE													390,904				
SALES DATA																	
OFF RECORD Number													DATE				
DATE													TYPE INST				
TYPE INST													Q U I V I RSN CD				
Q U I V I RSN CD													SALE PRICE				
SALE PRICE													100				
GRANTOR: REED GEORGE																	
GRANTEE: REED JEFFREY																	
BUILDING NOTES																	
BUILDING DIMENSIONS																	
FCP=[YR=2010] W40 FST=[YR=1993] N3 USP=[YR=2010] N12 W31																	
BAS=[YR=1996] W35 S12 BAS=[YR=1993] W10 S32 E24 FOP=[YR=1993]																	
E17 N5 W17 S5\$ N5 E17 S5 E12 FGR=[YR=1993] S5 E23 N24 W23																	
S19\$ N19 E12 N13 W55\$ E35 N12\$ S12 E31\$ W11 S13 E11 N10\$ S27																	
E40 N27\$.																	

REED JEFFERY S & MARILYN P
37334 LIBBY ROAD
HILLIARD, FL 32046-6420

34-4N-24-0000-0001-0040

[illegible]