IN OR 1249/784
PARCELS 2-16 2-17 & 2-18
ESMT IN OR 2543-530

REEVES BROCK P & LOREN E
PO BOX 392
HILLIARD, FL 32046-0095

2024

40-4N-24-0000-0002-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

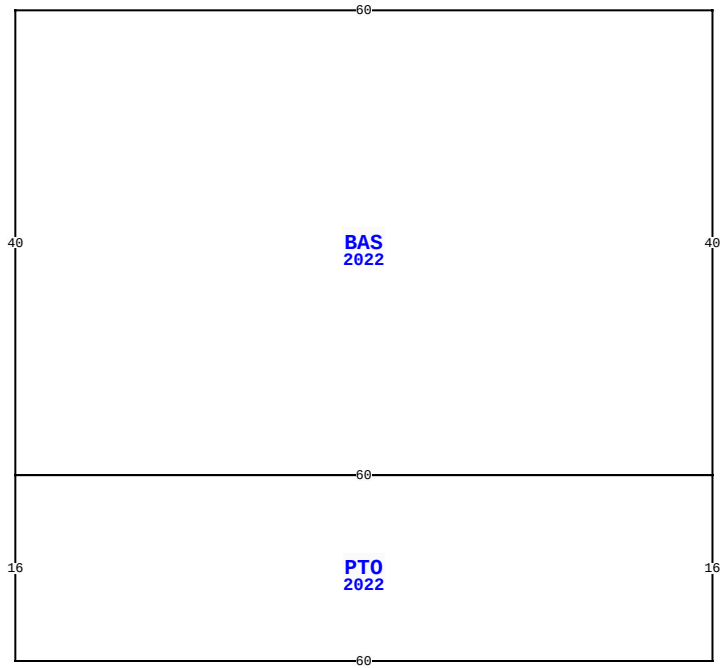
DOR CODE 5600 TIMBERLAND 70-79
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	43,101
PTO	960	5	48	862
TOTALS	3,360		2,448	43,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,448	51.8420	18.14	44,407	2022	2022	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2023 Heated Area: 2400 HX Base Yr



39201 PROSPECT LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	43,963
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	198,000
TOTAL MARKET VALUE	48,991
SOH/AGL Deduction	0
ASSESSED VALUE	48,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,991
TOTAL JUST VALUE	241,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007100	PRIVATE PROVIDER	531,744	06/14/2024
240007100	CO ISSUED		06/14/2024
2300129997	NEW SFR	531,744	10/10/2023
22001425	GARAGE	0	01/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2520/1719	12/10/2021	WD	U	V	11	100
GRANTOR: REEVES PRESTON & TAMM						
GRANTEE: REEVES BROCK P & LO						
1249/0784	7/30/2004	WD	U	V		30,600
GRANTOR: JOHNSON SAMUEL E						
GRANTEE: REEVES PRESTON & TA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W60 S40 PTO=[YR=2022] S16 E60 N16 W60$ E60 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	11.20	AC		1.00	1.00	1.00	415.00	415.00	4,648							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	13.20	AC		1.00	1.00	1.00	15,000.00	15,000.00	198,000							

REVIEW DATE 07/02/2024 BY WW Total Acres: 13.20 Total Land Value: 5,028 Market: 198,000 Agricultural: 5,028 Common: 0 PRINTED 08/06/2024 BY SYS