PT OF NW1/4 OF SE1/4 OF SEC
2-2N-23E IN OR 2247/1142
(EX OR 2275/965 & OR 2661/1296)

REUTER THOMAS J/DUKE-REUTER MICHELE
26168 PIONEER TRL
HILLIARD, FL 32046

2025

02-2N-23-0000-0008-0010

BUILDING CHARACTERISTICS

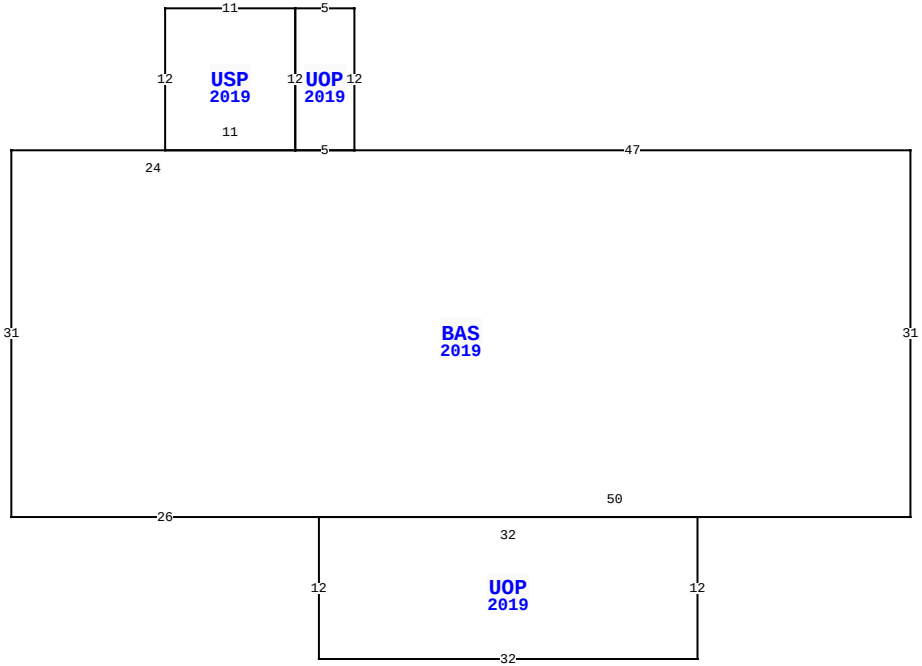
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	TYP WD 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5400	TIMBERLAND 90+
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2019	2,356	217,531
UOP	60	25	2019	15	1,385
UOP	384	25	2019	96	8,864
USP	132	50	2019	66	6,093
TOTALS	2,932			2,533	233,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,533	116.8000	99.28	251,476	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 0% - 0 Heated Area: 2356 HX Base Yr



26168 PIONEER TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	254,760
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	308,500
TOTAL MARKET VALUE	316,540
SOH/AGL Deduction	21,737
ASSESSED VALUE	294,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,803
TOTAL JUST VALUE	563,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	508,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006420	GARAGE	23,000	06/17/2019
19003582	CO ISSUED	0	04/10/2019
19001299	MH MOVE-ON	0	02/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2247/1142	12/28/2018	WD	Q	V	01	204,000
GRANTOR: CARROLL NOAH J & LOUI						
GRANTEE: REUTER THOMAS J & M						
0892/1334	7/26/1999	QC	Q	V	01	100
GRANTOR: CARROLL LOUISE SMITH						
GRANTEE: CARROLL NOAH J & LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W47 UOP=[YR=2019] N12 W5 S12 E5$ W5
USP=[YR=2019] N12 W11 S12 E11 $ W24 S31 E26 UOP=[YR=2019] S12 E32 N12 W32$ E50 N31$.

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	685.00	685.00	15,070							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	190.00	190.00	1,710							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	31.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	263,500							

REVIEW DATE 08/18/2023 BY WW Total Acres: 32.00 Total Land Value: 61,780 Market: 263,500 Agricultural: 16,780 Common: 45,000 PRINTED 07/30/2025 BY SYS

PT OF NW1/4 OF SE1/4 OF SEC
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(EX OR 2275/965 & OR 2661/1296)

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26168 PIONEER TRL
HILLIARD, FL 32046

2025

02-2N-23-0000-0008-0010

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

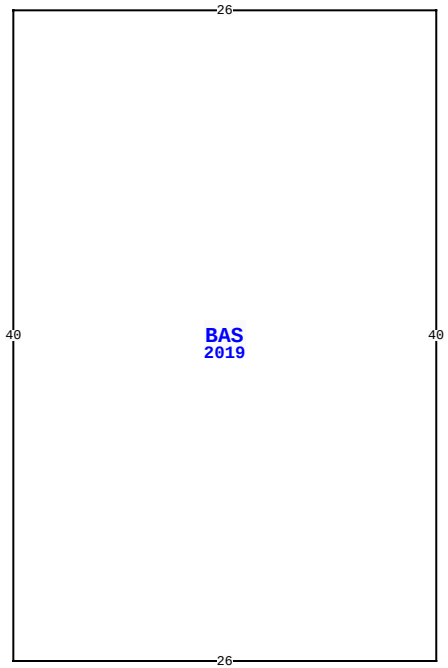
DOR CODE	5400	TIMBERLAND 90+	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2019	1,040	20,887
TOTALS	1,040			1,040	20,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	57.1320	21.14	21,986	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 0% - 0 Heated Area: 1040 HX Base Yr



26168 PIONEER TRL, HILLIARD

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NASSAU COUNTY PROPERTY

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GRANTEE: REUTER THOMAS J & M						
0892/1334	7/26/1999	QC	Q	V	01	100
GRANTOR: CARROLL LOUISE SMITH						
GRANTEE: CARROLL NOAH J & LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W26 S40 E26 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

REVIEW DATE 08/18/2023 BY WW Total Acres: 32.00 Total Land Value: 61,780 Market: 263,500 Agricultural: 16,780 Common: 45,000 PRINTED 07/30/2025 BY SYS