



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,704	100	2019	1,704	193,544
FOP	16	30	2019	5	568
FOP	488	30	2019	146	16,583
PTO	60	5	2019	3	341
TOTALS	2,268			1,858	211,035

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00
3	0681	POLE SHED	0	100	30	16	480.00	SF	15.00
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00
6	1242	WD DECK A	0	100	16	16	256.00	SF	10.00
7	1242	WD DECK A	0	100	16	12	192.00	SF	10.00
8	0810	CONCRETE A	0	100	16	12	192.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	1.98

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,858	115.9000	115.90	215,342	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2002 Heated Area: 1704 HX Base Yr 2002											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
23457 OUTPOST LN, HILLIARD										05/21/2025	MLU

TOTAL OB/XF											
26,139											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100
3	0681	POLE SHED	0	100	30	16	480.00	SF	15.00	15.00	100
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100
6	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100
7	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100
8	0810	CONCRETE A	0	100	16	12	192.00	SF	6.50	6.50	100

TOTAL OB/XF											
26,139											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0007	OR	0.00	0.00	1.98	AC	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										211,035	
TOTAL MARKET OB/XF VALUE										26,139	
TOTAL LAND VALUE - MARKET										89,100	
TOTAL MARKET VALUE										326,274	
SOH/AGL Deduction										100,811	
ASSESSED VALUE										225,463	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										174,741	
TOTAL JUST VALUE										326,274	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										287,550	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002102	CO ISSUED	0	02/28/2018
1701794	NEW CONSTR	189,967	03/17/2017
B020300	FOUNDATION	1,995	09/01/2002
MH023951	MH MOVE-ON	0	09/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2451/1416	4/09/2021	WD	U	I	11	100	
GRANTOR: REEVES LEONARD E & CA							
GRANTEE: REEVES LEONARD E &							
1025/1820	12/19/2001	WD	Q	I	01	100	
GRANTOR: REEVES GERALDINE & J							
GRANTEE: REEVES LEONARD & CA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W53 FOP=[YR=2019] W16 S32 E16 N12 W3 N8 E3 N12\$ S12 W3 S8 E3 S12 E32 PTO=[YR=2019] S6 E10 N6 W3 FOP=[YR=2019] N4 W4 S4 E4\$ W7 \$ E3 N4 E4 S4 E14 N32\$.									