PT SW1/4 OF SW1/4 OF
SEC 3-2N-23E IN OR 2590/1325
(EX ESMT IN OR 1939/363)

HEITMAN NANCY J & RICHARD A
23248 OUTPOST LANE
HILLIARD, FL 32046

2025

03-2N-23-0000-0008-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

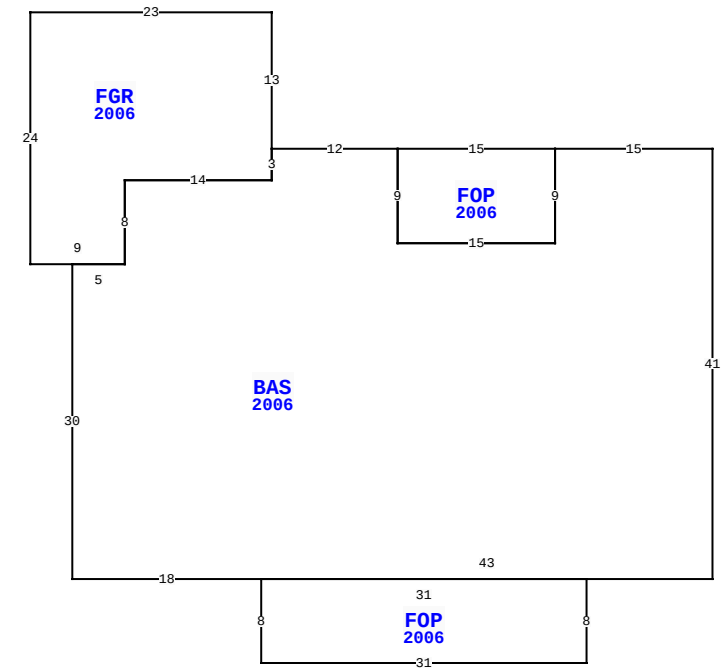
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,269	100	2006	2,269	275,417
FGR	440	55	2006	242	29,375
FOP	135	30	2006	40	4,855
FOP	248	30	2006	74	8,982
TOTALS	3,092			2,625	318,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,625	105.6960	139.52	366,240	2006	2006	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2023 Heated Area: 2269 HX Base Yr 2023



23248 OUTPOST LN, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		337,465
TOTAL MARKET OB/XF VALUE		8,662
TOTAL LAND VALUE - MARKET		127,800
TOTAL MARKET VALUE		473,927
SOH/AGL Deduction		23,944
ASSESSED VALUE		449,983
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		399,261
TOTAL JUST VALUE		473,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018744	ADDITION	59,832	12/21/2022
E17865	ELEC OTHER	2,000	08/01/2006
M11953	MECH OTHER	0	08/01/2006
C17664	CO ISSUED	180,000	05/01/2006
B17664	NEW CONSTR	180,000	05/01/2006
R09220	REPAIR/RRF	4,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/1325	9/09/2022	WD	Q	I	02	492,500
GRANTOR: MCKENDREE LEISA R & M						
GRANTEE: HEITMAN NANCY J & R						
1025/1824	12/19/2001	WD	Q	I	01	100
GRANTOR: REEVES GERALDINE & J						
GRANTEE: MCKENDREE LEISA R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 FOP=[YR=2006] W15 S9 E15 N9$ S9 W15 N9 W12
FGR=[YR=2006] N13 W23 S24 E9 N8 E14 N3$ S3 W14 S8 W5 S30 E18
FOP=[YR=2006] S8 E31 N8 W31$ E43 N41$.

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	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	1,109.00	SF	5.20	5.20	100	2006	2006	3	86	4,959	
3	0681	POLE SHED	0	100	14	14	196.00	SF	15.00	15.00	100	1992	1992	3	20	588	

LAND DESCRIPTION

TOTAL OB/XF 8,662

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	000100	C	RES	100	0005	OR	0.00	0.00	4.26	AC		1.00	1.00	1.00	30,000.00	30,000.00	127,800							

REVIEW DATE 05/18/2023 BY WW Total Acres: 4.26 Total Land Value: 127,800 Market: 0 Agricultural: 0 Common: 127,800 PRINTED 07/30/2025 BY SYS

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HILLIARD, FL 32046

2025

03-2N-23-0000-0008-0060

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100

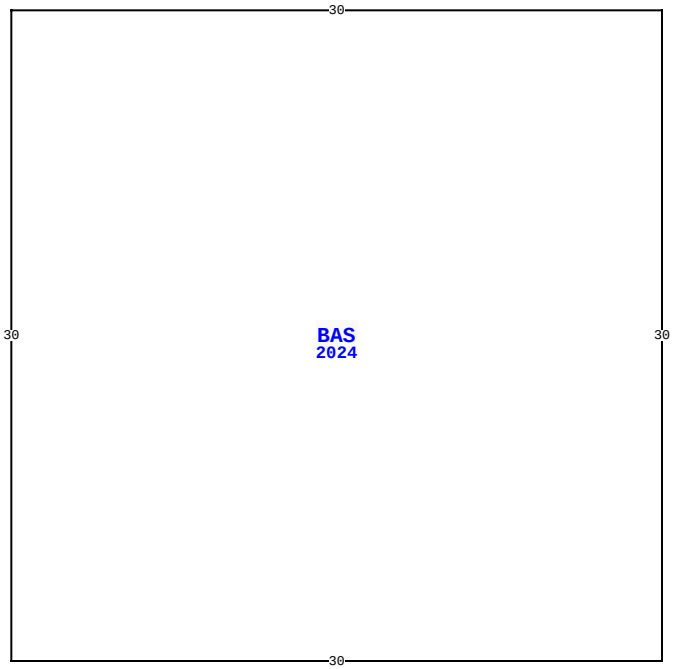
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2024	900	18,836
TOTALS	900			900	18,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	57.1320	21.14	19,026	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 900 HX Base Yr 2023



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GRANTEE: HEITMAN NANCY J & R						
1025/1824	12/19/2001	WD	Q	I	01	100
GRANTOR: REEVES GERALDINE & J						
GRANTEE: MCKENDREE LEISA R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S30 W30 N30 $
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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 05/18/2023 BY WW Total Acres: 4.26 Total Land Value: 127,800 Market: 0 Agricultural: 0 Common: 127,800 PRINTED 07/30/2025 BY SYS