IN OR 590 PG 996
1964 PKVA SW/MH

REED FLAVIUS THOMAS
37028 TRACTOR LANE
HILLIARD, FL 32046

2025

05-3N-24-0000-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

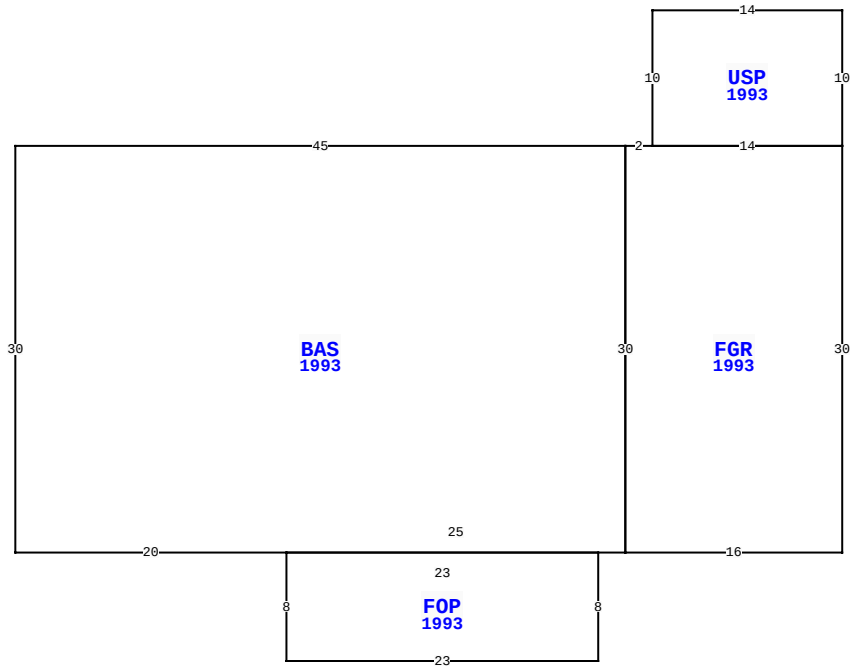
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1993	1,350	102,870
FGR	480	55	1993	264	20,117
FOP	184	30	1993	55	4,191
USP	140	30	1993	42	3,200
TOTALS	2,154			1,711	130,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,711	120.0000	120.00	205,320	1971	1971	0	0	0	36.50	63.50

1 SINGLE FAM – 100% - 0 Heated Area: 1350 HX Base Yr 1991



37028 TRACTOR LN, HILLIARD

BLD DATE	05/18/2009 RK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 4 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,026
TOTAL MARKET OB/XF VALUE		4,858
TOTAL LAND VALUE - MARKET		75,600
TOTAL MARKET VALUE		259,484
SOH/AGL Deduction		121,474
ASSESSED VALUE		138,010
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,288
TOTAL JUST VALUE		259,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0804047	OTHER	0	04/28/2008
E0804045	TEMP POLE	0	04/24/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0590/0996	2/15/1990	WD	Q	I	01	100
GRANTOR: REED BONNIE JEAN						
GRANTEE: REED FLAVIUS THOMAS						
0567/1020	4/14/1989	WD	U	I	18	100
GRANTOR: SULLIVAN DORA L L/E						
GRANTEE: REED BONNIE JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W14 S10 FGR=[YR=1993] W2 BAS=[YR=1993] W45 S30 E20 FOP=[YR=1993] S8 E23 N8 W23$ E25 N30$ S30 E16 N30 W14$ E14 N10$.

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	0511	GARAGE CB-	0	100	12	23	276.00	SF	40.00	40.00	100	1985	1985	3	44	4,858	

LAND DESCRIPTION

TOTAL OB/XF 4,858

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	0004	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	RES	0	0004	A-1	0.00	0.00	0.68	AC		1.00	1.00	1.00	45,000.00	45,000.00	30,600							

REVIEW DATE 10/22/2019 BY TWA Total Acres: 1.68 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 07/30/2025 BY SYS

IN OR 590 PG 996
1964 PKVA SW/MH

REED FLAVIUS THOMAS
37028 TRACTOR LANE
HILLIARD, FL 32046

2025

05-3N-24-0000-0018-0000

BUILDING CHARACTERISTICS

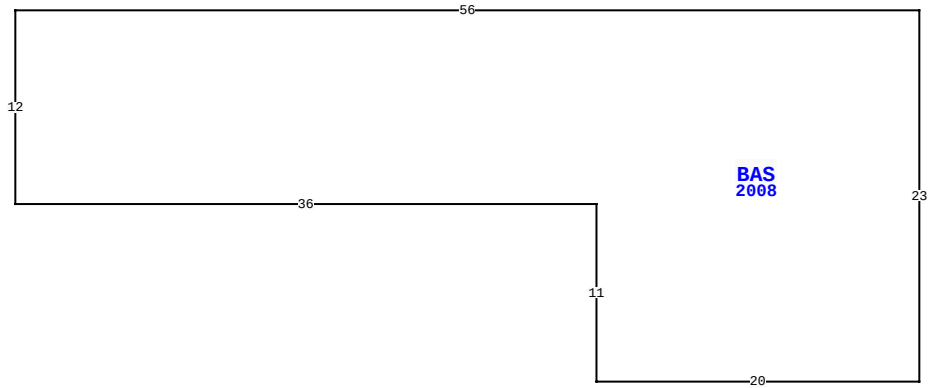
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	892	100	2008	892	16,870
TOTALS	892			892	16,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	892	78.8000	63.04	56,232	1969	1969	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 892 HX Base Yr 1991



37028 TRACTOR LN, HILLIARD

BLD DATE	05/18/2009 RK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 4 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,026
TOTAL MARKET OB/XF VALUE		4,858
TOTAL LAND VALUE - MARKET		75,600
TOTAL MARKET VALUE		259,484
SOH/AGL Deduction		121,474
ASSESSED VALUE		138,010
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,288
TOTAL JUST VALUE		259,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0590/0996	2/15/1990	WD	Q	I	01	100
GRANTOR: REED BONNIE JEAN						
GRANTEE: REED FLAVIUS THOMAS						
0567/1020	4/14/1989	WD	U	I	18	100
GRANTOR: SULLIVAN DORA L L/E						
GRANTEE: REED BONNIE JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S12 E36 S11 E20 N23 $.

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 10/22/2019 BY TWA Total Acres: 1.68 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 07/30/2025 BY SYS

IN OR 590 PG 996
1964 PKVA SW/MH

REED FLAVIUS THOMAS
37028 TRACTOR LANE
HILLIARD, FL 32046

2025

05-3N-24-0000-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

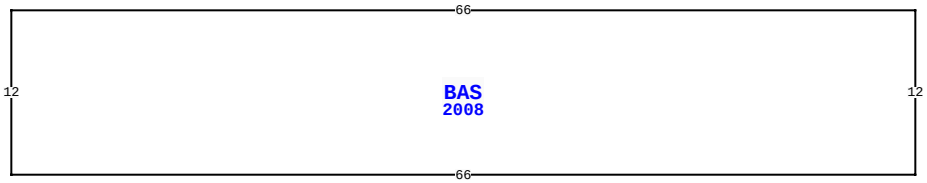
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	2008	792	16,119
TOTALS	792			792	16,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	792	84.8000	67.84	53,729	1969	1969	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 792 HX Base Yr 1991



37028 TRACTOR LN, HILLIARD

BLD DATE	05/18/2009 RK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 4 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,026
TOTAL MARKET OB/XF VALUE		4,858
TOTAL LAND VALUE - MARKET		75,600
TOTAL MARKET VALUE		259,484
SOH/AGL Deduction		121,474
ASSESSED VALUE		138,010
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,288
TOTAL JUST VALUE		259,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0590/0996	2/15/1990	WD	Q	I	01	100
GRANTOR: REED BONNIE JEAN						
GRANTEE: REED FLAVIUS THOMAS						
0567/1020	4/14/1989	WD	U	I	18	100
GRANTOR: SULLIVAN DORA L L/E						
GRANTEE: REED BONNIE JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S12 E66 N12 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/22/2019 BY TWA Total Acres: 1.68 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 07/30/2025 BY SYS

IN OR 590 PG 996
1964 PKVA SW/MH

REED FLAVIUS THOMAS
37028 TRACTOR LANE
HILLIARD, FL 32046

2025

05-3N-24-0000-0018-0000

BUILDING CHARACTERISTICS

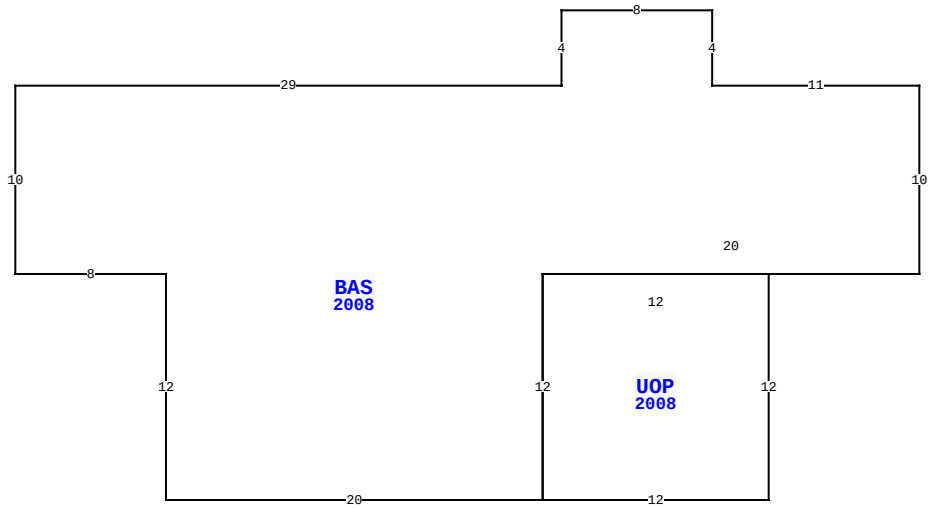
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	752	100	2008	752	14,944
UOP	144	25	2008	36	716
TOTALS	896			788	15,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	788	82.8000	66.24	52,197	1964	1964	0	0	0	70.00	30.00

4 M/H 93- – 0% - 0 Heated Area: 752 HX Base Yr 1991



37028 TRACTOR LN, HILLIARD

BLD DATE	05/18/2009 RK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 4 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,026
TOTAL MARKET OB/XF VALUE		4,858
TOTAL LAND VALUE - MARKET		75,600
TOTAL MARKET VALUE		259,484
SOH/AGL Deduction		121,474
ASSESSED VALUE		138,010
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,288
TOTAL JUST VALUE		259,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0590/0996	2/15/1990	WD	Q	I	01	100
GRANTOR: REED BONNIE JEAN						
GRANTEE: REED FLAVIUS THOMAS						
0567/1020	4/14/1989	WD	U	I	18	100
GRANTOR: SULLIVAN DORA L L/E						
GRANTEE: REED BONNIE JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W11 N4 W8 S4 W29 S10 E8 S12 E20 UOP=[YR=2008] E12 N12 W12 S12 $ N12 E20 N10 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/22/2019 BY TWA Total Acres: 1.68 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 07/30/2025 BY SYS