BLK 105 LOTS 7-12 & LOTS 15,
16 & 17 IN OR 2253/1050
TOWN OF HILLIARD WEST S/D OF

REED HUBERT E & DEBBY S
37610 PINERIDGE ROAD
HILLIARD, FL 32046

2025

08-3N-24-2380-0105-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 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	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

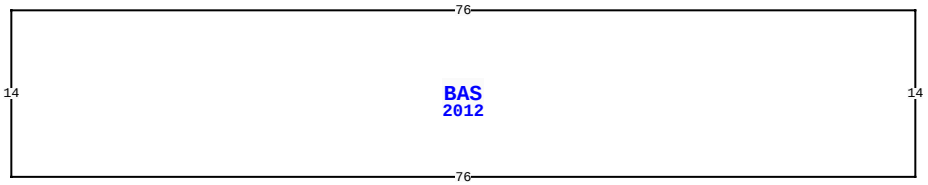
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2012	1,064	21,399
TOTALS	1,064			1,064	21,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	83.8000	67.04	71,331	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



27424 W SIXTH AV, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	55,389
TOTAL MARKET OB/XF VALUE	13,328
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	141,842
SOH/AGL Deduction	14,704
ASSESSED VALUE	127,138
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,138
TOTAL JUST VALUE	141,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140069	MH MOVE-ON	0	07/10/2014
20120126	NEW CONSTR	0	08/30/2012
12-140	MH MOVE-ON	0	12/03/1991
	MH MOVE-ON	0	01/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2253/1050	11/20/2018	QC	U	I	11	100
GRANTOR: WILLIAMS SHARON D & J						
GRANTEE: REED HUBERT E & DEB						
2220/0590	9/04/2018	QC	U	I	11	80,000
GRANTOR: WILLIAMS SHARON D & J						
GRANTEE: REED HUBERT E & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W76 S14 E76 N14$.

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	2810	MH SPACE	0	0	0	0	4.00	SF	2,400.00	2,400.00	100	0	0	3	100	9,600	
2	1242	WD DECK A	0	0	14	8	112.00	SF	10.00	10.00	100	2000	2000	3	20	224	
3	0812	CONCRETE C	0	0	0	0	1,200.00	SF	4.00	4.00	100	1998	1998	3	73	3,504	

LAND DESCRIPTION

TOTAL OB/XF 13,328

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	000200	C	MBL HM SUB	0	0006	RM-4	150.00	125.00	150.00	FF		1.00	1.00	1.00	325.00	325.00	48,750							
2	000200	C	MBL HM SUB	0	0006	RM-4	75.00	125.00	75.00	FF		1.00	1.00	1.00	325.00	325.00	24,375							

REVIEW DATE 04/15/2024 BY WWA Total Acres: 0.00 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 07/30/2025 BY SYS

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HILLIARD, FL 32046

2025

08-3N-24-2380-0105-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	02	SHED 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	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

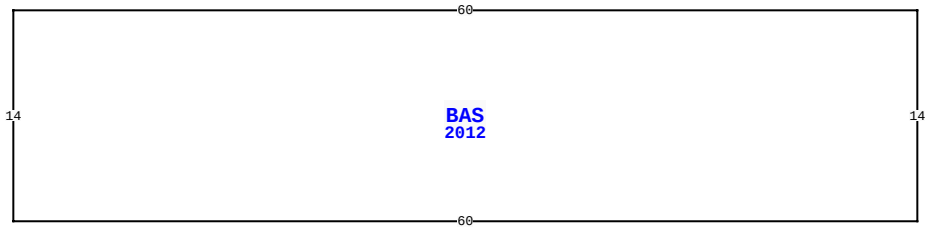
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2012	840	15,886
TOTALS	840			840	15,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	78.8000	63.04	52,954	1980	1980	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 840 HX Base Yr



27424 W SIXTH AV, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	141,842
SOH/AGL Deduction	14,704
ASSESSED VALUE	127,138
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,138
TOTAL JUST VALUE	141,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2253/1050	11/20/2018	QC	U	I	11	100
GRANTOR: WILLIAMS SHARON D & J						
GRANTEE: REED HUBERT E & DEB						
2220/0590	9/04/2018	QC	U	I	11	80,000
GRANTOR: WILLIAMS SHARON D & J						
GRANTEE: REED HUBERT E & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W60 S14 E60 N14$.

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 04/15/2024 BY WWA Total Acres: 0.00 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 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	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

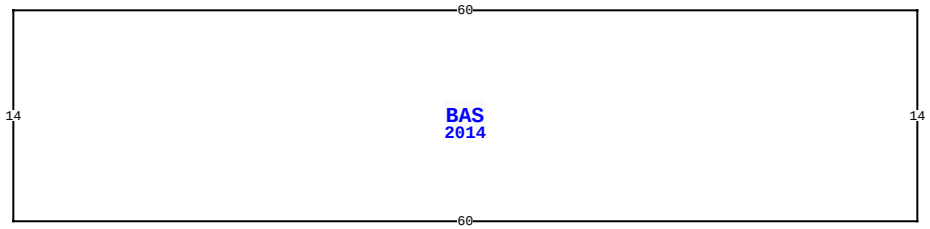
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2014	840	18,104
TOTALS	840			840	18,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	89.8000	71.84	60,346	1985	1985	0	0	0	70.00	30.00

4 M/H 93- – 0% - 0 Heated Area: 840 HX Base Yr



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INCOME VALUE	
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GRANTOR: WILLIAMS SHARON D & J						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W60 S14 E60 N14$.

EXTRA FEATURES

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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 04/15/2024 BY WWA Total Acres: 0.00 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 07/30/2025 BY SYS