SUB LOT A WALKERS SUB UNR
A/K/A PT OF LOTS 10 & 11 (S-2)
IN OR 2192/1072

REED CHARLES A
37008 ILLINOIS ST
HILLIARD, FL 32046

2025

08-3N-24-2440-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	06	BD/BATTEN 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

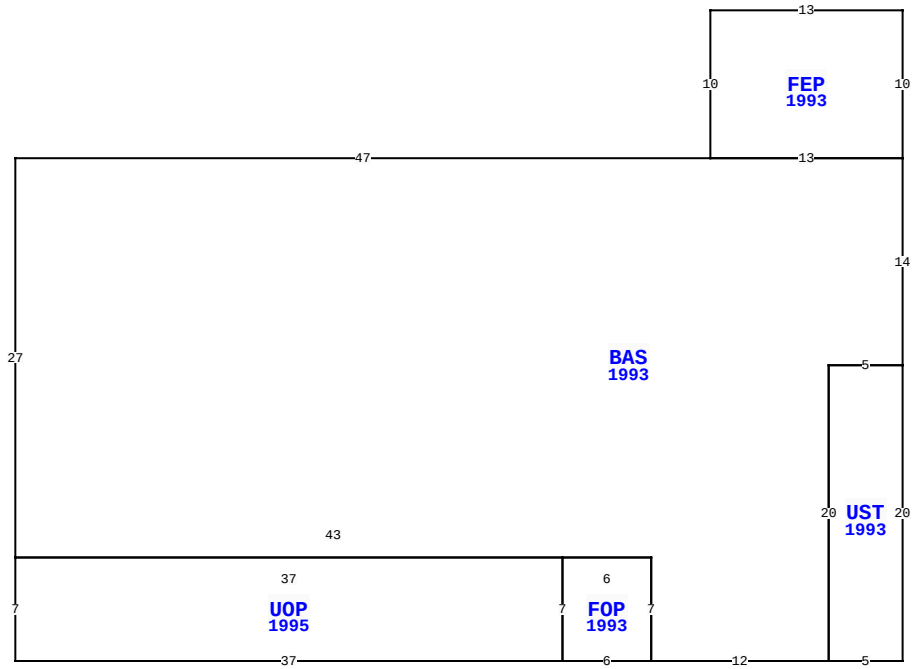
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,639	100	1993	1,639	113,851
FEP	130	80	1993	104	7,224
FOP	42	30	1993	13	903
UOP	259	20	1995	52	3,612
UST	100	45	1993	45	3,126
TOTALS	2,170			1,853	128,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,853	115.3460	115.35	213,744	1967	1967	0	0	0	39.78	60.22

1 SINGLE FAM – 0% - 0 Heated Area: 1639 HX Base Yr



37018 WALKER ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	128,717
TOTAL MARKET OB/XF VALUE	731
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	153,448
SOH/AGL Deduction	0
ASSESSED VALUE	153,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,448
TOTAL JUST VALUE	153,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120142	ROOF	0	10/29/2012
9503066	ADDITION	3,000	03/29/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2192/1072	3/20/2018	FJ	U	I	11	0
GRANTOR: REED COYLE A JR EST						
GRANTEE: REED CHARLES A						
0080/0594	1/01/1968	TA	U	I		17,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W13 S10 BAS=[YR=1993] W47 S27 UOP=[YR=1995] S7 E37 FOP=[YR=1993] E6 N7 W6 S7$ N7 W37$ E43 S7 E12 UST=[YR=1993] E5 N20 W5 S20$ N20 E5 N14 W13$ E13 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	0810	CONCRETE A	0	0	10	29	290.00	SF	6.50	6.50	100	1967	1967	3	20	377	
2	1242	WD DECK A	0	0	0	0	177.00	SF	10.00	10.00	100	2000	2000	3	20	354	

LAND DESCRIPTION

TOTAL OB/XF 731

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	0	0006	R-2	160.00	117.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS