

REED HENRY J OR SUE ISAACS
1724 CARABELLE BCH DR
CARABELLE BCH, FL 32322

2025

10-3N-24-0000-0006-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
ELEMENT		CD		05		AVERAGE 100		0820		02		1,375		114.8000		91.84		126,280		1978		1978		0		0		70.00		30.00		VALUATION BY		STANDARD					
Exterior Wall		03		GABLE/HIP 100		1 M/H 93-		- 0%		- 0		Heated Area:		1344		HX Base Yr		Tax Group: 4		Tax Dist:		37,884		780		136,500		175,164		54,118		121,046		0					
Roof Cover		01		MINIMUM 100		56		24		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993					
Interior Wall		04		PLYWOOD 100		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993		24		56					
Interior Floor		14		CARPET 70		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993		24		56					
Interior Floor		08		SHT VINYL 30		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993		24		56					
Air Condition		03		CENTRAL 100		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993		24		56					
Heating Type		04		AIR DUCTED 100		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993		24		56					
Bedrooms				3 100		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993		24		56					
Bathrooms				2 100		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993		24		56					
Frame		02		WOOD FRAME 100		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993		24		56					
Stories		1.		1. 100		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993		24		56					
Units		0		0 100		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993		24		56					
BUD8 Adjustme		04		DIST 01 100		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993		24		56					
Quality		03		Quality Level 03		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993		24		56					
DOR CODE		0200		MOBILE HOME		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993		24		56					
MAP NUM				MKT AREA		09		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993		24		56			
NEIGHBORHOOD/LOC		9001.00		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993		24		56		56					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993			
BAS		1,344		100		1993		1,344		37,030		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993			
UOP		125		25		2012		31		854		5		25		UOP		2012		BAS		1993		24		56		25		UOP		2012		BAS		1993			
TOTALS		1,469						1,375		37,884		37066 REEDWOODS LN, HILLIARD		BLD DATE				LGL DATE		05/09/2025		MLU																	
EXTRA FEATURES														XF DATE				LAND DATE																					
INC DATE																		AG DATE																					
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									
1		1242		WD DECK A		0 0		0 0		520.00		SF 7.50				7.50		100		2000		2000		3		20		780											