PT SW1/4 OF SE1/4
IN OR 2165/487

REED KEVIN L & JENESSA NICOLE
35100 NANCY RD
CALLHAN, FL 32011

2025

15-3N-24-0000-0009-0030

BUILDING CHARACTERISTICS

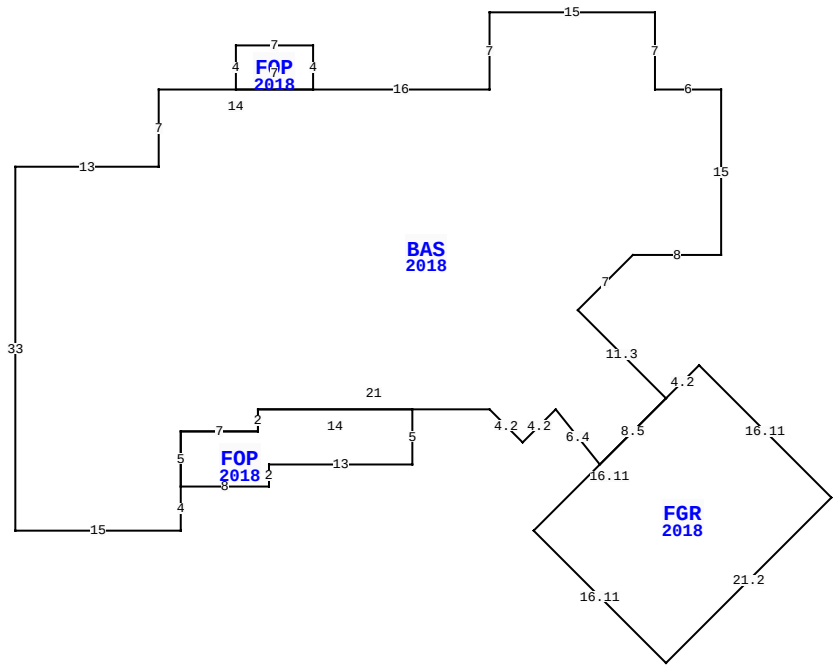
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
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	1,951	100	2018	1,951	311,280
FGR	360	55	2018	198	31,591
FOP	28	30	2018	8	1,276
FOP	107	30	2018	32	5,105
TOTALS	2,446			2,189	349,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,189	123.9700	163.64	358,208	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 0% - 0 Heated Area: 1951 HX Base Yr



550720 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/26/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	349,253
TOTAL MARKET OB/XF VALUE	3,914
TOTAL LAND VALUE - MARKET	142,500
TOTAL MARKET VALUE	401,592
SOH/AGL Deduction	95,562
ASSESSED VALUE	306,030
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,030
TOTAL JUST VALUE	495,667
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	461,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011787	CO ISSUED	0	11/30/2018
18003184	NEW CONSTR	247,638	03/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2165/0487	12/14/2017	WD	U	V	11	100

GRANTOR: EMPTY NEST FARMS LLC

GRANTEE: REED KEVIN LYLE & J

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] U12 L12 D3 L3 BAS=[YR=2018] U8 L8 U5 R5 E8 N15 W6 N7 W15 S7 W16 FOP=[YR=2018] N4 W7 S4 E7$ W14 S7 W13 S33 E15 N4 FOP=[YR=2018] E8 N2 E13 N5 W14 S2 W7 S5$ N5 E7 N2 E21 D3 R3 U3 R3 D5 R4 U6 R6 $ D12 L12 D12 R12 U15 R15 $.

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	0811	CONCRETE B	0	0	0	0	776.00	SF	5.20	5.20	100	2018	2018	3	97	3,914	

LAND DESCRIPTION

TOTAL OB/XF 3,914

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	685.00	685.00	3,425							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 02/06/2019 BY TW Total Acres: 6.00 Total Land Value: 48,425 Market: 97,500 Agricultural: 3,425 Common: 45,000 PRINTED 07/30/2025 BY SYS