PT OF SW1/4 OF SW1/4 OF
SEC 34-4N-24E & PT OF NW1/4 OF
NW1/4 OF SEC 3-3N-24E

REED JEFFERY S II
37387 LIBBY RD
HILLIARD, FL 32046

2025

34-4N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

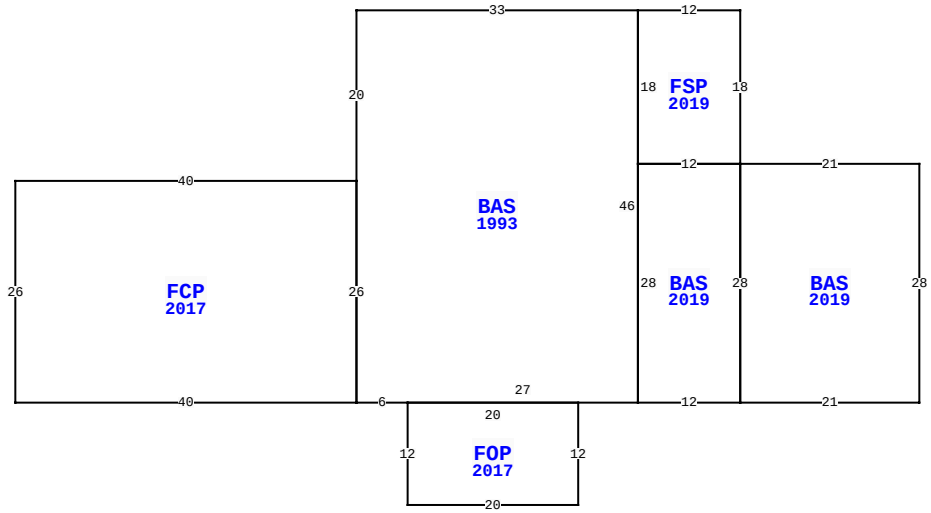
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,518	100	1993	1,518	146,016
BAS	336	100	2019	336	32,320
BAS	588	100	2019	588	56,559
FCP	1,040	25	2017	260	25,009
FOP	240	30	2017	72	6,925
FSP	216	40	2019	86	8,272
TOTALS	3,938			2,860	275,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,860	90.5220	119.49	341,741	1960	1998	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2021 Heated Area: 2442 HX Base Yr 2021



37387 LIBBY RD, HILLIARD

BLD DATE	06/03/2008	JH	LGL DATE	
XF DATE			LAND DATE	05/07/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,206
TOTAL MARKET OB/XF VALUE		1,964
TOTAL LAND VALUE - MARKET		95,900
TOTAL MARKET VALUE		409,070
SOH/AGL Deduction		87,474
ASSESSED VALUE		321,596
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		270,874
TOTAL JUST VALUE		409,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/1789	8/28/2014	WD	Q	I	01	90,000
GRANTOR: TUCKER WILLIAM B & MA						
GRANTEE: REED JEFFERY S II						
0715/0243	10/03/1994	WD	U	I	09	25,000
GRANTOR: GORDIE JOHN & ONEIDA						
GRANTEE: TUCKER WM B & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 FSP=[YR=2019] N18 W12 BAS=[YR=1993] W33 S20 FCP=[YR=2017] W40 S26 E40 N26$ S26 E6 FOP=[YR=2017] S12 E20 N12 W20$ E27 BAS=[YR=2019] E12 N28 W12 S28$ N46$ S18 E12$ S28 E21 N28$.

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	100	0	0	472.00	SF	4.29	4.29	100	2019	2019	3	97	1,964	

LAND DESCRIPTION

TOTAL OB/XF 1,964

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	0007	OR	0.00	0.00	2.74	AC		1.00	1.00	1.00	35,000.00	35,000.00	95,900							

REVIEW DATE 09/27/2019 BY TW Total Acres: 2.74 Total Land Value: 95,900 Market: 0 Agricultural: 0 Common: 95,900 PRINTED 07/30/2025 BY SYS

PT OF SW1/4 OF SW1/4 OF
SEC 34-4N-24E & PT OF NW1/4 OF
NW1/4 OF SEC 3-3N-24E

REED JEFFERY S II
37387 LIBBY RD
HILLIARD, FL 32046

2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

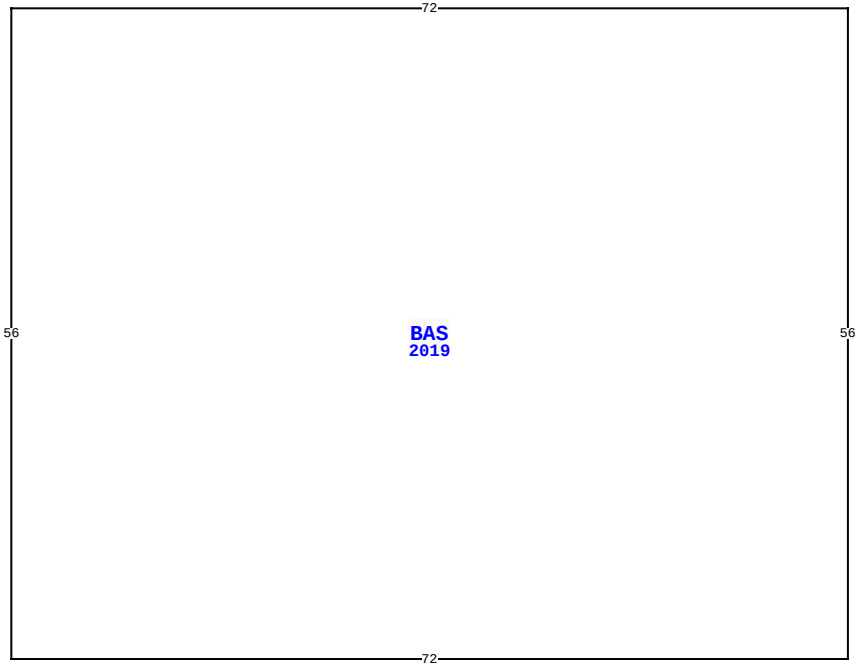
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,032	100	2019	4,032	36,104
TOTALS	4,032			4,032	36,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	4,032	37.8400	9.84	39,675	2019	2019	0	0	0	9.00	91.00

2 BARNS – 0% - 2021 Heated Area: 4032 HX Base Yr 2021



37387 LIBBY RD, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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0715/0243	10/03/1994	WD	U	I	09	25,000
GRANTOR: GORDIE JOHN & ONEIDA						
GRANTEE: TUCKER WM B & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W72 S56 E72 N56$.

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 09/27/2019 BY TW Total Acres: 2.74 Total Land Value: 95,900 Market: 0 Agricultural: 0 Common: 95,900 PRINTED 07/30/2025 BY SYS