PT E1/2 OF LOT 12 OF CORNWALL SURVEY PBK O/31 & PT OF SW1/4 OF SW1/4 OF SEC 34-4N-24E IN

REED JEFFREY SCOTT & MARILYN P
37334 LIBBY RD
HILLIARD, FL 32046

2025

34-4N-24-2020-0012-0000

BUILDING CHARACTERISTICS

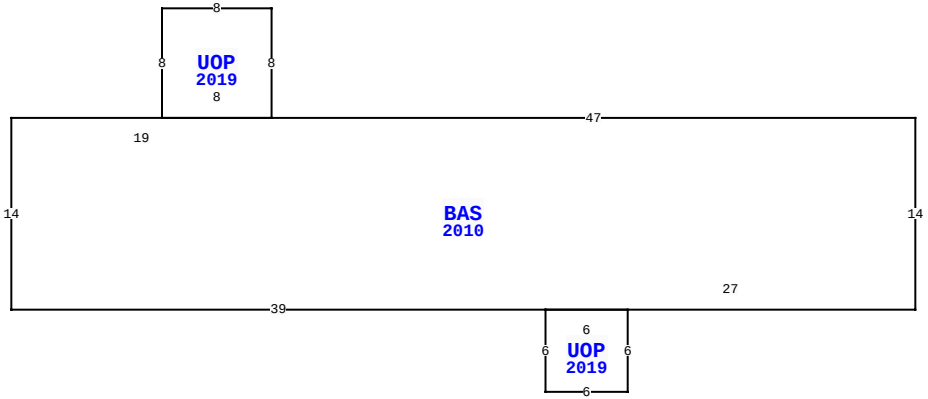
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	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	924	100	2010	924	25,236
UOP	36	25	2019	9	246
UOP	64	25	2019	16	437
TOTALS	1,024			949	25,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	949	113.8000	91.04	86,397	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



37308 LIBBY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/22/2024 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,919
TOTAL MARKET OB/XF VALUE	18,956
TOTAL LAND VALUE - MARKET	226,195
TOTAL MARKET VALUE	95,487
SOH/AGL Deduction	45,559
ASSESSED VALUE	49,928
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,928
TOTAL JUST VALUE	271,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1927/0975	7/10/2014	QC	U	I	11	100

GRANTOR: REED GEORGE THOMAS &

GRANTEE: REED JEFFERY SCOTT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W47 UOP=[YR=2019] N8 W8 S8 E8$ W19 S14 E39
UOP=[YR=2019] S6 E6 N6 W6$ E27 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	0511	GARAGE CB-	0	0	19	15	285.00	SF	40.00	40.00	100	1985	1985	3	44	5,016	
2	0350	CARPORT WD	0	0	23	22	506.00	SF	13.00	13.00	100	1992	1992	3	20	1,316	
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	
4	0681	POLE SHED	0	0	40	35	1,400.00	SF	15.00	15.00	100	2010	2010	3	56	11,760	

LAND DESCRIPTION

TOTAL OB/XF 18,956

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	10.69	AC		1.00	1.00	1.00	525.00	525.00	5,612							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.69	AC		1.00	1.00	1.00	15,500.00	15,500.00	181,195							

REVIEW DATE 10/22/2024 BY KBA Total Acres: 11.69 Total Land Value: 50,612 Market: 181,195 Agricultural: 5,612 Common: 45,000 PRINTED 07/30/2025 BY SYS