

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

37-4N-24-0000-0001-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		05	AVERAGE 100							0800	02	1,288	135.9600	115.57	148,854	1997	2007	0	0	0	42.00	58.00	VALUATION BY					STANDARD					
Roof Structur		03	GABLE/HIP 100							1 M/H 94+ - 0% - 0														Heated Area: 1216					HX Base Yr				
Roof Cover		12	MODULAR MT 100							76 16 52 24 12 24 12 24 BAS 1997 UOP 1997														BUILDING MARKET VALUE					86,335				
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					6,812				
Interior Floo		14	CARPET 90																					TOTAL LAND VALUE - MARKET					167,890				
Interior Floo		08	SHT VINYL 10																					TOTAL MARKET VALUE					165,004				
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction					14,392				
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE					150,612				
Bedrooms			3 100							TOTAL EXEMPTION VALUE					0																		
Bathrooms			2 100							BASE TAXABLE VALUE					150,612																		
Frame		02	WOOD FRAME 100							TOTAL JUST VALUE					261,037																		
Stories Units		1.	1. 100 0 100							NCON VALUE					0																		
										INCOME VALUE																							
										PREVIOUS YEAR MKT VALUE					246,182																		
Quality		04	Quality Level 04																														
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	1,216	100	1997	1,216	81,509																												
UOP	288	25	1997	72	4,826																												
TOTALS		1,504			1,288	86,335																											
EXTRA FEATURES							37116 LIBBY RD, HILLIARD										BLD DATE				LGL DATE				05/09/2025		MLU						
																	XF DATE				LAND DATE				01/31/2025		KBA						
																	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	0350	CARPORT WD	0	0 20 40	800.00	SF	13.00	13.00	100	1996	1996	3	20	2,080																			
2	0810	CONCRETE A	0	0 16 20	320.00	SF	6.50	6.50	100	1996	1996	3	70	1,456																			
3	0510	GARAGE WD-	0	0 36 20	720.00	SF	17.50	17.50	100	1999	1999	3	26	3,276																			
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000																
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	5.02	AC		1.00	1.00	1.00	370.00	370.00	1,857																
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.02	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,890																
REVIEW DATE		01/14/2021		BY	WWA		Total Acres: 7.02			Total Land Value: 71,857			Market: 97,890			Agricultural: 1,857			Common: 70,000			PRINTED 07/30/2025 BY SYS											