PT OF SW1/4 OF SW1/4
IN OR 2451/1416

REEVES LEONARD E & CATHERINE K/
23457 OUTPOST LANE
HILLIARD, FL 32046

2026

03-2N-23-0000-0008-0040

BUILDING CHARACTERISTICS

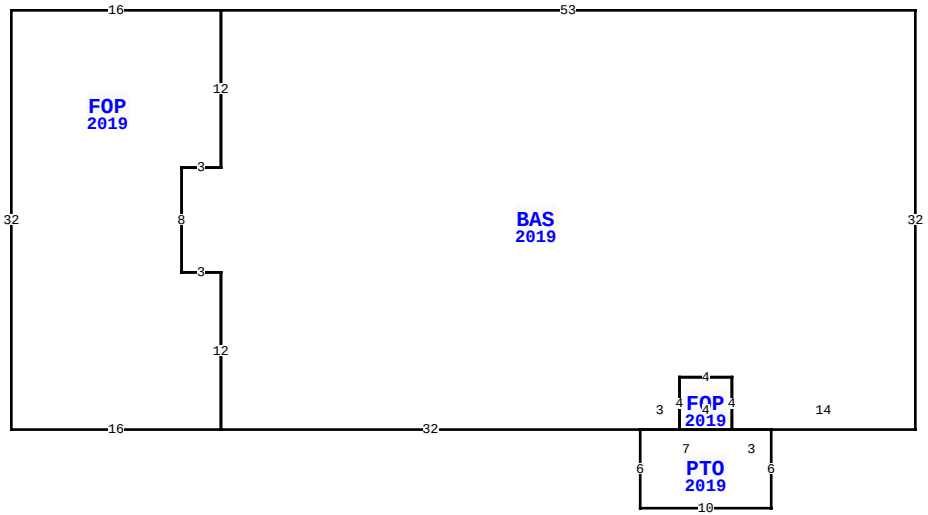
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,704	100	2019	1,704	202,193
FOP	16	30	2019	5	594
FOP	488	30	2019	146	17,324
PTO	60	5	2019	3	356
TOTALS	2,268			1,858	220,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	115.9000	121.70	226,119	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2002 Heated Area: 1704 HX Base Yr 2002



23457 OUTPOST LN, HILLIARD

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	220,466
TOTAL MARKET OB/XF VALUE	9,675
TOTAL LAND VALUE - MARKET	79,200
TOTAL MARKET VALUE	309,341
SOH/AGL Deduction	91,143
ASSESSED VALUE	218,198
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	166,787
TOTAL JUST VALUE	309,341
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002102	CO ISSUED	0	02/28/2018
1701794	NEW CONSTR	189,967	03/17/2017
B020300	FOUNDATION	1,995	09/01/2002
MH023951	MH MOVE-ON	0	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/1416	4/09/2021	WD	U	I	11	100
GRANTOR: REEVES LEONARD E & CA						
GRANTEE: REEVES LEONARD E &						
1025/1820	12/19/2001	WD	Q	I	01	100
GRANTOR: REEVES GERALDINE & J						
GRANTEE: REEVES LEONARD & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W53 FOP=[YR=2019] W16 S32 E16 N12 W3 N8 E3 N12$ S12 W3 S8 E3 S12 E32 PTO=[YR=2019] S6 E10 N6 W3 FOP=[YR=2019] N4 W4 S4 E4$ W7 $ E3 N4 E4 S4 E14 N32$.

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
2	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	1999	1999	3	25	7,875	
3	0681	POLE SHED	0	100	30	16	480.00	SF	15.00	15.00	100	1999	1999	3	25	1,800	

LAND DESCRIPTION

TOTAL OB/XF 9,675

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	1.98	AC		1.00	1.00	1.00	40,000.00	40,000.00	79,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.98 Total Land Value: 79,200 Market: 0 Agricultural: 0 Common: 79,200 PRINTED 07/09/2026 BY SYS