PT OF SW1/4 OF SW1/4 OF
SEC 03-2N-23E IN OR 2816/1928

REEVES LAURA C/PRICE JAMES A JR
23449 OUTPOST LN
HILLIARD, FL 32046

2026

03-2N-23-0000-0008-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

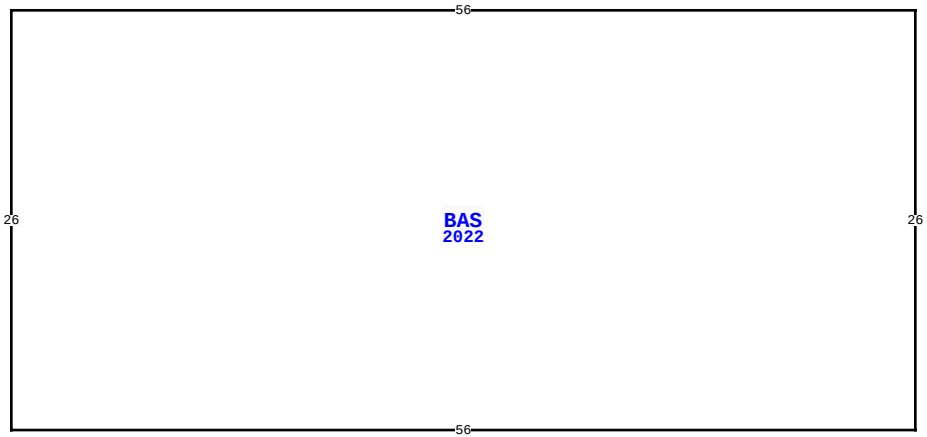
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2022	1,456	161,626
TOTALS	1,456			1,456	161,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	127.1600	114.44	166,625	2022	2022	0	0	0	3.00	97.00

1 M/H 94+ 0% - 2026 Heated Area: 1456 HX Base Yr



23449 OUTPOST LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	161,626
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	112,000
TOTAL MARKET VALUE	273,626
SOH/AGL Deduction	0
ASSESSED VALUE	273,626
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,626
TOTAL JUST VALUE	273,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005036	CO ISSUED	0	04/01/2022
22004447	MH MOVE-ON	0	03/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2816/1928	9/19/2025	WD	U	I	11	100
GRANTOR: REEVES LEONARD E & CA						
GRANTEE: REEVES LAURA C						
2516/1870	11/29/2021	WD	U	V	11	100
GRANTOR: REEVES LEONARD E & CA						
GRANTEE: REEVES LEONARD E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=40,10] E56 S26 W56 N26 $
.

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
1	000100	C	RES	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	112,000							

REVIEW DATE 02/10/2026 BY WWA Total Acres: 4.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 07/09/2026 BY SYS