BLOCK 12 E1/2 OF LOT 2 &
W521/2 FT OF LOT 1
IN OR 2520/1717

REEVES PRESTON S & REEVES TAMMY JEAN L/E/
P O BOX 95
HILLIARD, FL 32046-0095

2026

08-3N-24-2380-0012-0013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	04	C ABOVE GD 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

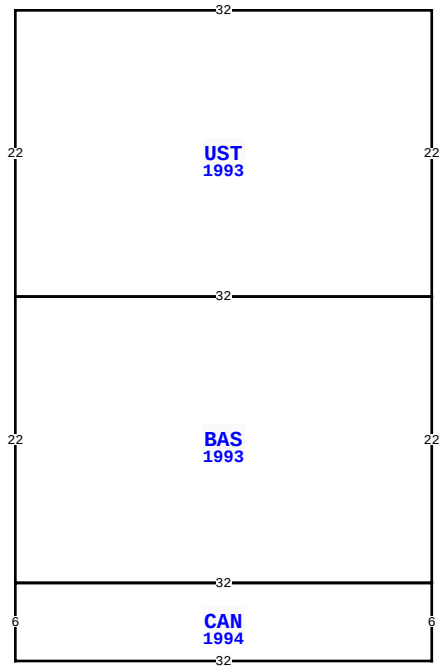
DOR CODE	1200	STORE/OFFICE/RES	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	1993	704	30,044
CAN	192	30	1994	58	2,475
UST	704	40	1993	282	12,034
TOTALS	1,600			1,044	44,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,044	87.9795	131.31	137,088	1982	1982	0	0	0	67.50	32.50

1 OFFICE 0% - 0 Heated Area: 704 HX Base Yr



BLD DATE	10/24/2018 KK	LGL DATE	
XF DATE		LAND DATE	02/10/2026 DC
INC DATE		AG DATE	

37596 W FIRST ST, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	44,554
TOTAL MARKET OB/XF VALUE	324
TOTAL LAND VALUE - MARKET	124,425
TOTAL MARKET VALUE	169,303
SOH/AGL Deduction	55,178
ASSESSED VALUE	114,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,125
TOTAL JUST VALUE	169,303
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B180015	ROOF/SIDING	0	01/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/1717	12/10/2021	WD	U	I	11	100
GRANTOR: REEVES PRESTON S & TA						
GRANTEE: REEVES PRESTON S &						
2520/1715	12/10/2021	WD	U	V	11	100
GRANTOR: REEVES PRESTON S						
GRANTEE: REEVES PRESTON S &						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W32 S22 BAS=[YR=1993] S22 CAN=[YR=1994] S6 E32 N6 W32$ E32 N22 W32$ E32 N22$.

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	0422	CL FNC 4'	0	0	0	0	88.00	LF	15.00	15.00	100	1982	1982	3	20	264	
2	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1982	1982	3	20	60	

LAND DESCRIPTION

TOTAL OB/XF 324

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	001200	C	STORE COMB	0	0004	C-1	0.00	0.00	33,180.00	SF		1.00	1.00	1.00	3.75	3.75	124,425							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.76 Total Land Value: 124,425 Market: 0 Agricultural: 0 Common: 124,425 PRINTED 07/09/2026 BY SYS