

REED HUBERT E & DEBBY S
37610 PINERIDGE ROAD
HILLIARD, FL 32046

08-3N-24-2380-0118-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																							
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD																																												
Exterior Wall	05	0820	02	1,188	121.8000	103.53	122,994	1975	1980	0	0	0	70.00	30.00	Tax Group: 3	Tax Dist:																																											
Roof Structur	03	1 M/H 93- 0% - 0													Heated Area: 1188					HX Base Yr																																							
Roof Cover	12	27 44 BAS 2012 44 27													BUILDING MARKET VALUE					36,898																																							
Interior Wall	04														TOTAL MARKET OB/XF VALUE					12,714																																							
Interior Floo	14														TOTAL LAND VALUE - MARKET					89,375																																							
Interior Floo	08														TOTAL MARKET VALUE					138,987																																							
Air Condition	03														SOH/AGL Deduction					12,793																																							
Heating Type	04														ASSESSED VALUE					126,194																																							
Bedrooms															TOTAL EXEMPTION VALUE					0																																							
Bathrooms															BASE TAXABLE VALUE					126,194																																							
Frame	02														TOTAL JUST VALUE					138,987																																							
Stories	0														NCON VALUE					0																																							
Units	0	INCOME VALUE																																																									
					PREVIOUS YEAR MKT VALUE					138,013																																																	
PERMIT NUM															DESCRIPTION					AMT					ISSUED																																		
20210014															DEMOLITION					1,000					02/01/2021																																		
SALES DATA																																																											
OFF RECORD Number															DATE					TYPE INST					Q U I V I RSN CD					SALE PRICE																													
2253/1050															11/20/2018					QC U I					11					100																													
GRANTOR: WILLIAMS SHARON D & J																																																											
GRANTEE: REED HUBERT E & DEB																																																											
2220/0590															9/04/2018					QC U I					11					80,000																													
GRANTOR: WILLIAMS SHARON D & J																																																											
GRANTEE: REED HUBERT E & DEB																																																											
TOTALS															1,188										1,188					36,898																													
EXTRA FEATURES															27423 MISSOURI ST, HILLIARD															BLD DATE					07/27/2015					KK					LGL DATE					04/29/2025					DC				
																														XF DATE										LAND DATE										AG DATE									
																														INC 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	2810	MH SPACE					0	0	0	0	4.00					SF	2,400.00					2,400.00					100	0	0	3	100	9,600																											
2	0751	UOP					0	0	10	8	80.00					SF	10.00					10.00					100	2006	2006	3	36	288																											
3	0940	SHEDS/PORT					0	0	14	10	140.00					SF	30.00					30.00					100	2000	2000	3	20	840																											
5	0504	FP-ELECTRI					0	0	0	0	1.00					UT	2,000.00					2,000.00					100	1975	1975	3	32	640																											
6	0940	SHEDS/PORT					0	0	12	10	120.00					SF	30.00					30.00					100	2006	2006	3	22	792																											
7	0351	CARPORT MT					0	0	21	12	252.00					SF	10.00					10.00					100	2006	2006	3	22	554																											
LAND DESCRIPTION																																																											
TOTAL OB/XF 12,714																																																											
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	000200	C	MBL HM SUB					0	0006	RM-4	125.00	125.00	125.00	FF		1.00	1.00	1.00	325.00	325.00	40,625																																						
2	000200	C	MBL HM SUB					0	0006	RM-4	150.00	125.00	150.00	FF		1.00	1.00	1.00	325.00	325.00	48,750																																						
REVIEW DATE 01/01/2023 BY CD																																																											
Total Acres: 0.00										Total Land Value: 89,375										Market: 0										Agricultural: 0										Common: 89,375										PRINTED 07/09/2026 BY SYS									