BLOCK 122 LOTS 7 & 8
IN OR 2253/1050
TOWN OF HILLIARD

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

2026

08-3N-24-2380-0122-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

27306 W FIFTH AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	17,250
TOTAL MARKET VALUE	17,250
SOH/AGL Deduction	2,634
ASSESSED VALUE	14,616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,616
TOTAL JUST VALUE	17,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2253/1050	11/20/2018	QC	U	V	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						

BUILDING NOTES

BUILDING DIMENSIONS

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	0006	RM-4	50.00	125.00	50.00	FF		1.00	1.00	1.00	345.00	345.00	17,250							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.00 Total Land Value: 17,250 Market: 0 Agricultural: 0 Common: 17,250 PRINTED 07/09/2026 BY SYS