SW1/4 OF SE1/4
IN OR 2823/559
(EX OR 2123/1247 &

REED MICHAEL C
550738 US HIGHWAY 1
HILLIARD, FL 32046

2026

15-3N-24-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

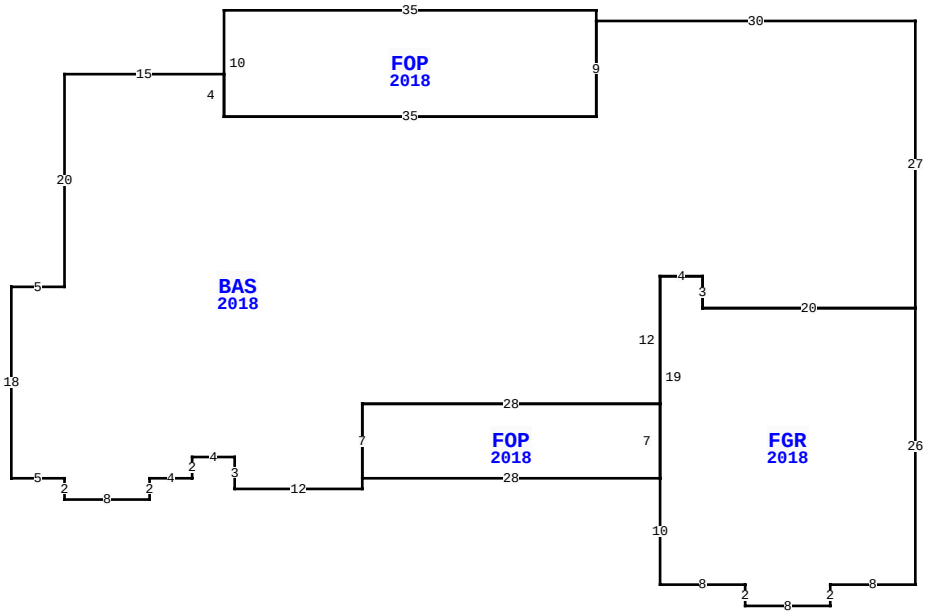
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5400	TIMBERLAND 90+
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	2,568	100	2018	2,568	392,027
FGR	652	55	2018	359	54,804
FOP	196	30	2018	59	9,006
FOP	350	30	2018	105	16,029
TOTALS	3,766			3,091	471,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,091	94.8060	157.38	486,462	2018	2018	0	0	0	3.00	97.00

1 SFR CUST 100% - 2019 Heated Area: 2568 HX Base Yr 2019



550738 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	02/10/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		471,868
TOTAL MARKET OB/XF VALUE		5,015
TOTAL LAND VALUE - MARKET		124,000
TOTAL MARKET VALUE		499,333
SOH/AGL Deduction		190,061
ASSESSED VALUE		309,272
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		257,861
TOTAL JUST VALUE		600,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		607,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003011	CO ISSUED	0	03/23/2018
17003891	NEW CONSTR	334,307	06/22/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2823/559	10/11/2025	QC	U	I	11	100
GRANTOR: BARBEE KATHERINE EILE						
GRANTEE: REED MICHAEL C						
2127/1367	6/17/2017	WD	U	V	11	100
GRANTOR: JOHNSON RORY H & PATR						
GRANTEE: REED MICHAEL C & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 FOP=[YR=2018] N1 W35 S10 E35 N9$ S9 W35 N4 W15 S20 W5 S18 E5 S2 E8 N2 E4 N2 E4 S3 E12 N1 FOP=[YR=2018] E28 FGR=[YR=2018] S10 E8 S2 E8 N2 E8 N26 W20 N3 W4 S19$ N7 W28 S7$ N7 E28 N12 E4 S3 E20 N27$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	97	1,940	
3	1242	WD DECK A	0	100	0	0	375.00	SF	10.00	10.00	100	2025	2020		82	3,075	

LAND DESCRIPTION

TOTAL OB/XF 5,015

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	690.00	690.00	3,450							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.00 Total Land Value: 22,450 Market: 105,000 Agricultural: 3,450 Common: 19,000 PRINTED 07/09/2026 BY SYS