PT OF LOT 8
IN OR 2809/147
CORNWALL SURVEY

REED JEFFREY S & MARILYN P
37334 LIBBY RD
HILLIARD, FL 32046

2026

34-4N-24-2020-0008-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

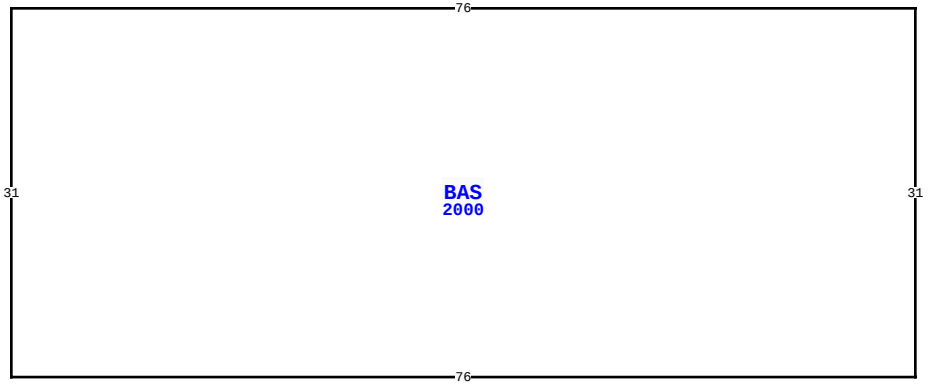
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2000	2,356	125,799
TOTALS	2,356			2,356	125,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	123.6000	111.24	262,081	2000	2003	0	0	0	52.00	48.00

1 M/H 94+ 0% - 2026 Heated Area: 2356 HX Base Yr



371843 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	309,922
TOTAL MARKET OB/XF VALUE	19,093
TOTAL LAND VALUE - MARKET	60,384
TOTAL MARKET VALUE	389,399
SOH/AGL Deduction	0
ASSESSED VALUE	389,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	389,399
TOTAL JUST VALUE	389,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155677	CO ISSUED	0	12/15/2015
MH155677	MH MOVE-ON	0	09/30/2015
B1530988	GARAGE	83,194	08/31/2015
B1530656	CARPORT	0	06/30/2015
MH003235	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2809/147	8/12/2025	WD	U	I	37	325,000
GRANTOR: ROGERS JOHN RAY & MEL						
GRANTEE: REED JEFFREY S & MA						
0942/0614	7/26/2000	WD	U	I	13	25,900
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: ROGERS JOHN R & MEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S31 E76 N31 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
2	1242	WD DECK A	0	0	20	12	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	
3	1243	WD DECK F	0	0	40	16	640.00	SF	8.00	8.00	100	2010	2010	3	35	1,792	
4	0510	GARAGE WD-	0	0	15	24	360.00	SF	35.00	35.00	100	2015	2015	3	71	8,946	
5	0351	CARPORT MT	0	0	24	15	360.00	SF	10.00	10.00	100	2015	2015	3	60	2,160	
6	0351	CARPORT MT	0	0	20	24	480.00	SF	10.00	10.00	100	2015	2015	3	60	2,880	

LAND DESCRIPTION

TOTAL OB/XF 19,093

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	0004	OR	0.00	0.00	2.22	AC		1.00	1.00	0.80	34,000.00	27,200.00	60,384							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.22 Total Land Value: 60,384 Market: 0 Agricultural: 0 Common: 60,384 PRINTED 07/09/2026 BY SYS

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HILLIARD, FL 32046

2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

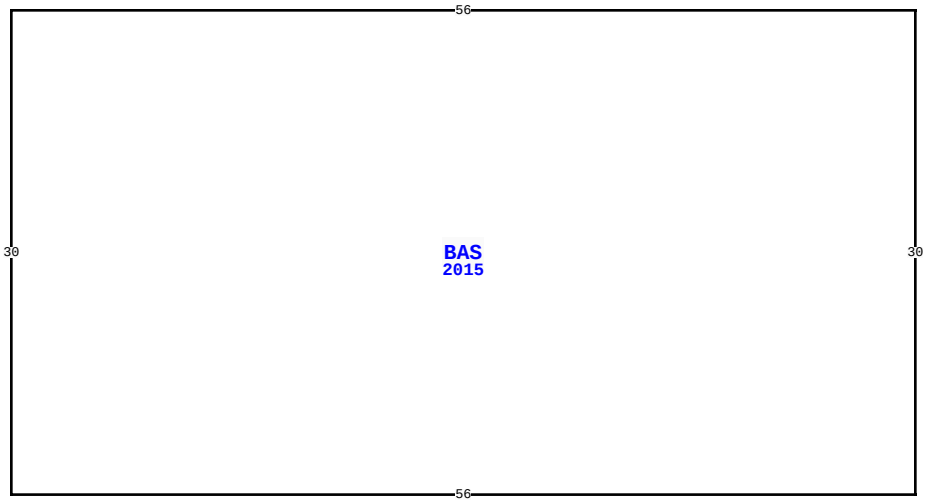
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2015	1,680	139,866
TOTALS	1,680			1,680	139,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	128.4800	115.63	194,258	2015	2015	0	0	0	28.00	72.00

2 M/H 94+ 0% - 2026 Heated Area: 1680 HX Base Yr



371843 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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NASSAU COUNTY PROPERTY

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TOTAL LAND VALUE - MARKET	60,384
TOTAL MARKET VALUE	389,399
SOH/AGL Deduction	0
ASSESSED VALUE	389,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	389,399
TOTAL JUST VALUE	389,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2809/147	8/12/2025	WD	U	I	37	325,000
GRANTOR: ROGERS JOHN RAY & MEL						
GRANTEE: REED JEFFREY S & MA						
0942/0614	7/26/2000	WD	U	I	13	25,900
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: ROGERS JOHN R & MEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W56 S30 E56 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.22 Total Land Value: 60,384 Market: 0 Agricultural: 0 Common: 60,384 PRINTED 07/09/2026 BY SYS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

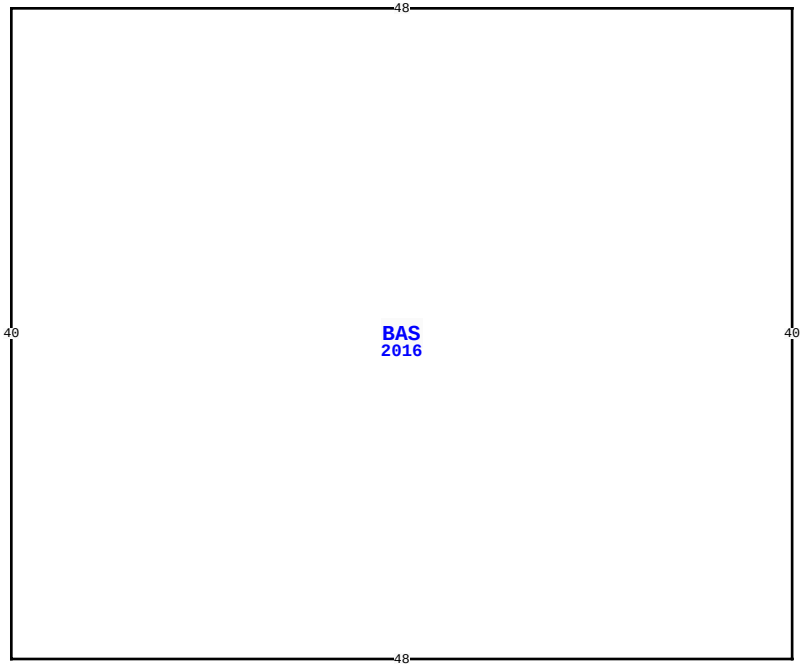
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2016	1,920	44,257
TOTALS	1,920			1,920	44,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
6500	01	1,920	51.8420	20.22	38,822	2016	2016	0	0	114	10.00	114.00

3 GARAGE RES 0% - 2026 Heated Area: 1920 HX Base Yr



371843 KINGS FERRY RD, HILLIARD

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BASE TAXABLE VALUE	389,399
TOTAL JUST VALUE	389,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: ROGERS JOHN RAY & MEL						
GRANTEE: REED JEFFREY S & MA						
0942/0614	7/26/2000	WD	U	I	13	25,900
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: ROGERS JOHN R & MEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W48 S40 E48 N40$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.22 Total Land Value: 60,384 Market: 0 Agricultural: 0 Common: 60,384 PRINTED 07/09/2026 BY SYS