IN OR 727 PG 943

FARHAT JACK Z SR & SUSAN G
371097 KINGS FERRY ROAD
HILLIARD, FL 32046

2023

04-3N-24-0000-0001-0070

BUILDING CHARACTERISTICS

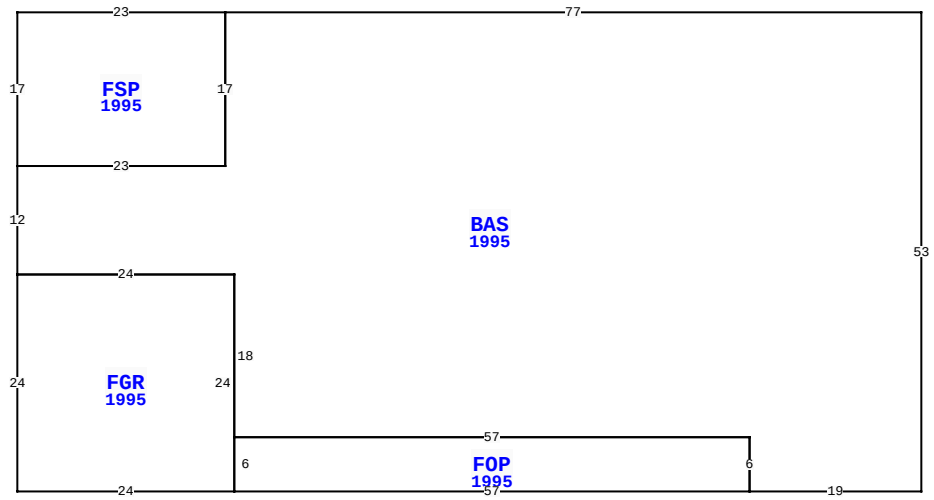
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,991	100	3,991	337,507
FGR	576	55	317	26,808
FOP	342	30	103	8,710
FSP	391	40	156	13,192
TOTALS	5,300		4,567	386,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,567	89.2981	106.04	484,285	1995	1995	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 1997 Heated Area: 3991 HX Base Yr 1997



371097 KINGS FERRY RD, HILLIARD

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE			LAND DATE	06/13/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		386,217
TOTAL MARKET OB/XF VALUE		32,808
TOTAL LAND VALUE - MARKET		34,200
TOTAL MARKET VALUE		453,225
SOH/AGL Deduction		224,418
ASSESSED VALUE		228,807
TOTAL EXEMPTION VALUE	HX HB DD	60,000
BASE TAXABLE VALUE		168,807
TOTAL JUST VALUE		453,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018646	REPAIR/RRF	25,463	12/20/2022
B951908	NEW CONSTR	160,000	08/01/1995
B952192	GARAGE	10,608	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0727/0943	4/11/1995	QC	U	V	01	100

GRANTOR: GEOGHAGAN LEROY & DOR

GRANTEE: FARHAT JACK SR & SU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W77 FSP=[YR=1995] W23 S17 E23 N17$ S17 W23 S12 FGR=[YR=1995] S24 E24 FOP=[YR=1995] E57 N6 W57 S6$ N24 W24$ E24 S18 E57 S6 E19 N53$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1995	1995	3	72	17,971	
3	0812	CONCRETE C	0	100	0	0	3,413.00	SF	4.00	4.00	100	1995	1995	3	72	9,829	
4	0350	CARPORT WD	0	100	10	10	100.00	SF	13.00	13.00	100	2004	2004	3	24	312	
5	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	2019	2019	3	99	1,931	

LAND DESCRIPTION

TOTAL OB/XF 32,808

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	000115	C	SFR ACRES	100	0006		0.00	0.00	1.14	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,200							

REVIEW DATE 04/14/2020 BY TWA Total Acres: 1.14 Total Land Value: 34,200 Market: 0 Agricultural: 0 Common: 34,200 PRINTED 08/02/2023 BY SYS