

PT SE1/4 OF NE1/4 PAR 3 & 3-2
& PT NE1/4 OF SE1/4 PAR 3-1 &
3-2 IN OR 2052/199

MARGRETTA MARGARET & JESSE B
37713 KINGS FERRY RD
HILLIARD, FL 32046

2023

04-3N-24-0000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	06	CUST PANEL 40
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,758	100	1,758	121,728
FST	210	55	116	8,032
UCP	240	20	48	3,324
UOP	200	20	40	2,770
USP	300	30	90	6,232
USP	192	30	58	4,016

TOTALS	2,900		2,110	146,101
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0510	GARAGE WD-	0	100	30	26	780.00	SF	87.50	87.50	
3	0810	CONCRETE A	0	100	30	15	450.00	SF	6.50	6.50	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.70	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,110	126.8120	114.45	241,490	1963	1963	0	0	0 39.50	60.50
1 SINGLE FAM - 100% - 2019 Heated Area: 1758 HX Base Yr 2019											
37713 KINGS FERRY RD, HILLIARD											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						05/22/2023 MLU					

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 3						Tax Dist:					
BUILDING MARKET VALUE						146,101					
TOTAL MARKET OB/XF VALUE						27,796					
TOTAL LAND VALUE - MARKET						91,200					
TOTAL MARKET VALUE						265,097					
SOH/AGL Deduction						107,438					
ASSESSED VALUE						157,659					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						107,659					
TOTAL JUST VALUE						265,097					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						233,682					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120020	REPAIR/RRF	8,100	03/08/2012
8340	ADDITION	37,000	08/28/1992
	ADDITION	4,792	12/02/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2052/0199	6/03/2016	WD	Q	I	01	167,500	
GRANTOR: BARBER CHONG P							
GRANTEE: MARGRETTA MARGARET							
0507/0732	1/06/1987	MS	U	I		65,000	
GRANTOR: MILLER PATRICIA JOAN							
GRANTEE: BARBER FRED & CHONG							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1993] W28 USP=[YR=2016] N11 W12 BAS=[YR=1993] W23 S16 W9 S25 UCP=[YR=1993] S12 E20 USP=[YR=1993] E25 N12 W25 S12\$ N12 W20\$ E64 N15 FST=[YR=1993] N10 W21 S10 E21\$ W21 N10 W11 N16\$ S16 E12 N5\$ S5 E20 S10 E6 N10 E2 N5\$.											