PT SW1/4 OF NE1/4 &
PT SE1/4 OF NE1/4 OF
SEC 4-3N-24E IN OR 2649/1014

KINGS CROSSING LLC
1886 S 14TH ST SUITE 3
FERNANDINA BEACH, FL 32034

2023

04-3N-24-0000-0004-0030

BUILDING CHARACTERISTICS

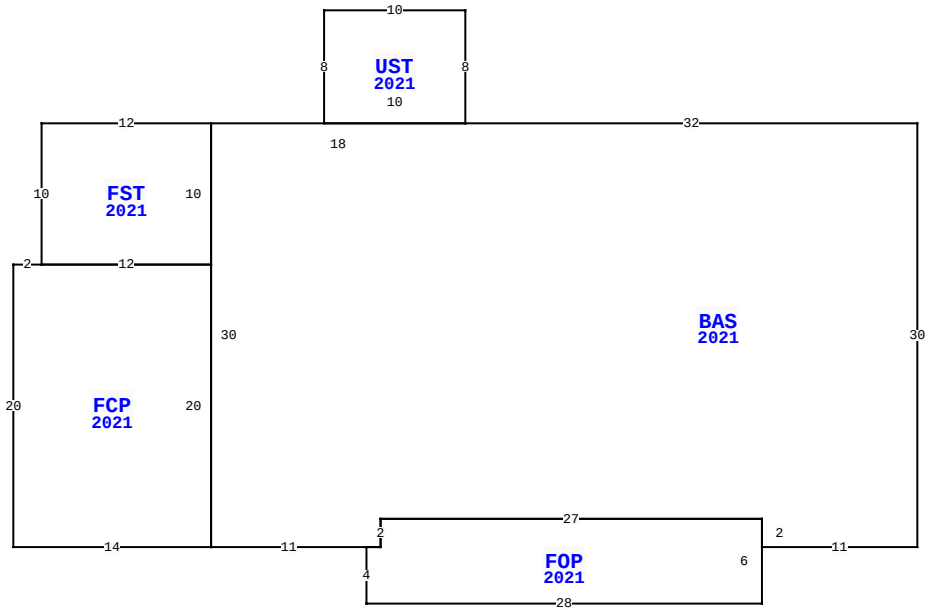
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,446	100	1,446	89,828
FCP	280	25	70	4,349
FOP	166	30	50	3,106
FST	120	55	66	4,100
UST	80	45	36	2,237
TOTALS	2,092		1,668	103,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,668	111.4350	100.57	167,751	1962	1962	0	0	0	38.23	61.77

1 SINGLE FAM – 0% - 2023 Heated Area: 1446 HX Base Yr



37720 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	103,620
TOTAL MARKET OB/XF VALUE	12,458
TOTAL LAND VALUE - MARKET	172,210
TOTAL MARKET VALUE	288,288
SOH/AGL Deduction	0
ASSESSED VALUE	288,288
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,288
TOTAL JUST VALUE	288,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/1014	6/21/2023	QC	U	I	11	100
GRANTOR: AMELIA ISLAND DEVELOP						
GRANTEE: KINGS CROSSING LLC						
2572/0747	6/22/2022	WD	Q	I	01	390,000
GRANTOR: HILLIARD PROPERTY SER						
GRANTEE: AMELIA ISLAND DEVEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W32 UST=[YR=2021] N8 W10 S8 E10$ W18 FST=[YR=2021] W12 S10 FCP=[YR=2021] W2 S20 E14 N20 W12$ E12 N10$ S30 E11 FOP=[YR=2021] S4 E28 N6 W27 S2 W1$ E1 N2 E27 S2 E11 N30$.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
3	0511	GARAGE CB-	0	0	30	20	600.00	SF	40.00	40.00	100	1980	1980	3	35	8,400	
4	0681	POLE SHED	0	0	21	20	420.00	SF	15.00	15.00	100	1990	1990	3	20	1,260	
5	0754	FOP	0	0	20	4	80.00	SF	15.00	15.00	100	1980	1980	3	20	240	
6	0810	CONCRETE A	0	0	0	0	149.00	SF	6.50	6.50	100	2005	2005	3	87	843	

LAND DESCRIPTION

TOTAL OB/XF 12,458

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	0		A-1	0.00	0.00	11.36	AC		1.00	1.00	1.00	15,000.00	15,000.00	170,400							
2	009630	C	SWAMP	0		A-1	0.00	0.00	3.62	AC		1.00	1.00	1.00	500.00	500.00	1,810							

REVIEW DATE 03/09/2023 BY WWA Total Acres: 14.98 Total Land Value: 172,210 Market: 0 Agricultural: 0 Common: 172,210 PRINTED 08/02/2023 BY SYS