PT OF SW1/4 OF SE1/4
IN OR 927/1337

SCULLY ROBERT F & MECHELLE A
37238 KINGS FERRY ROAD
HILLIARD, FL 32046

2023

04-3N-24-0000-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

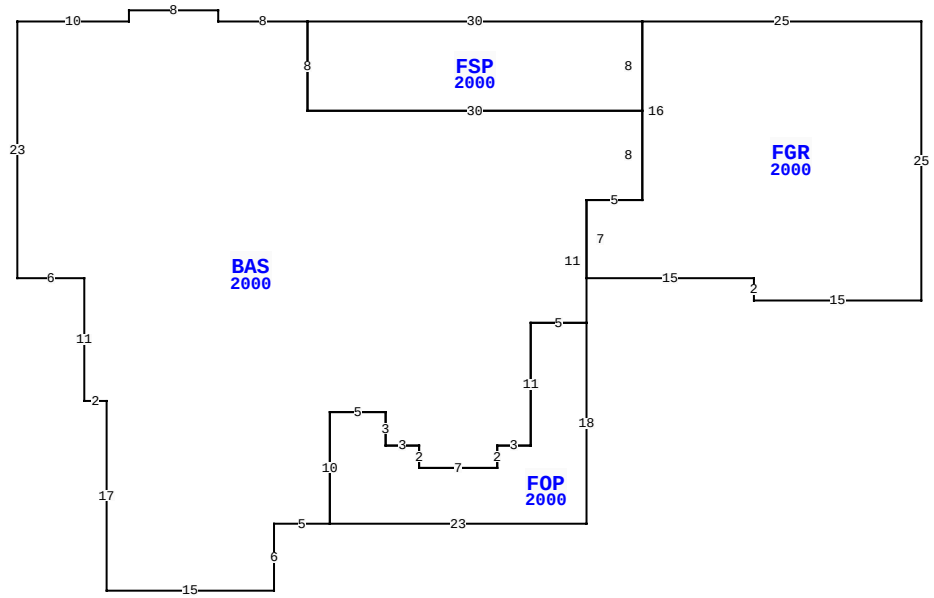
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,862	100	1,862	189,154
FGR	640	55	352	35,758
FOP	217	30	65	6,603
FSP	240	40	96	9,752
TOTALS	2,959		2,375	241,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,375	95.9616	113.95	270,631	2000	2005	0	0	0	10.85	89.15

1 SNGL FAM – 100% - 2001 Heated Area: 1862 HX Base Yr 2001



37238 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		241,268
TOTAL MARKET OB/XF VALUE		6,885
TOTAL LAND VALUE - MARKET		62,820
TOTAL MARKET VALUE		310,973
SOH/AGL Deduction		160,137
ASSESSED VALUE		150,836
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,836
TOTAL JUST VALUE		310,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210055	NEW ROOF	23,000	03/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0927/1337	4/07/2000	WD	U	V	06	100

GRANTOR: VANZANT DEBORAH V ETA

GRANTEE: SCULLY ROBERT F & M

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2000] W25 FSP=[YR=2000] W30 BAS=[YR=2000] W8 N1 W8 S1 W10 S23 E6 S11 E2 S17 E15 N6 E5 FOP=[YR=2000] E23 N18 W5 S11 W3 S2 W7 N2 W3 N3 W5 S10 $ N10 E5 S3 E3 S2 E7 N2 E3 N11 E5 N11 E5 N8 W30 N8 $ S8 E30 N8 $ S16 W5 S7 E15 S2 E15 N25 $.

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	0811	CONCRETE B	0	100	0	0	732.00	SF	5.20	5.20	100	2000	2000	3	80	3,045	
2	0681	POLE SHED	0	100	40	20	800.00	SF	15.00	15.00	100	2002	2002	3	32	3,840	

LAND DESCRIPTION

TOTAL OB/XF 6,885

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	3.49	AC		1.00	1.00	1.00	18,000.00	18,000.00	62,820							

REVIEW DATE 07/22/2021 BY TWX Total Acres: 3.49 Total Land Value: 62,820 Market: 0 Agricultural: 0 Common: 62,820 PRINTED 08/02/2023 BY SYS