



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	05	AVERAGE 100	0100	01	2,236	102.9000	92.87	207,657	2003	2003	0	0	9.25	90.75	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2004													Heated Area: 1900									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2004									
Interior Wall	05	DRYWALL 100																							
Interior Floo	08	SHT VINYL 50																							
Interior Floo	14	CARPET 50																							
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	03	DIST HI 100																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
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	1,900	100	1,900	160,131																					
FGR	498	55	274	23,092																					
FOP	48	30	14	1,180																					
FOP	160	30	48	4,046																					
TOTALS			2,606	2,236	188,449																				
EXTRA FEATURES			37298 KINGS FERRY RD, HILLIARD																						
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								
3	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	1992	1992	3	20	5,040									
4	0681	POLE SHED	0	100	0	0	950.00	SF	15.00	15.00	100	2000	2000	3	29	4,133									
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080									
6	0811	CONCRETE B	0	100	0	0	848.00	SF	5.20	5.20	100	2003	2003	3	84	3,704									
7	0811	CONCRETE B	0	100	0	0	552.00	SF	5.20	5.20	100	2004	2004	3	86	2,469									
TOTAL OB/XF 18,426																									
LAND DESCRIPTION			TOTAL OB/XF 18,426																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	27,000.00	27,000.00	27,000								
REVIEW DATE 09/18/2018 BY TWA Total Acres: 1.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 08/02/2023 BY SYS																									

Diagram showing building layout with dimensions and area calculations.

Heated Area: 1900

Basement (BAS) 2003

FOP (Front Porch) 2003

FGR (Front Garden) 2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1677/0108	5/05/2010	QC	U	I	11	100

GRANTOR: VANZANT TROY

GRANTEE: VANZANT SANDRA L/E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FOP=[YR=2003] N8 W22 S8 E12 N2 E8 S2 E2 \$ W2 N2 W8 S2 W30 S36 E14 FOP=[YR=2003] S3 E8 N3 W1 N4 W6 S4 W1 \$ E1 N4 E6 S4 E12 FGR=[YR=2003] S22 E21 N26 W9 S4 W12 \$ E12 N4 E9 N32\$.