

LOT 3
IN OR 1775/1765
DAVIS ACRES PB 5/58

RAY SHERRY THOMAS
37848 KINGS FERRY RD
HILLIARD, FL 32046

2023

04-3N-24-2300-0003-0000



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	PAGE 1 of 2 4										
Exterior Wall	10	ABOVE AVG 80	0900	01	3,545	99.0945	117.67	417,140	2006	2006	0	0	0	8.40	91.60	VALUATION SUMMARY									
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM - 100% - 2012													Heated Area: 3001									
Roof Structure	08	IRREGULAR 100														HX Base Yr 2012									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	14	CARPET 70																							
Interior Floor	11	CLAY TILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		5 100																							
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	1,216	100	1,216	131,068																					
BAS	1,785	100	1,785	192,398																					
FGR	675	55	371	39,989																					
FOP	115	30	34	3,665																					
FOP	138	30	41	4,419																					
FOP	328	30	98	10,563																					
TOTALS		4,257	3,545	382,100																					
EXTRA FEATURES		37848 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								
2	0811	CONCRETE B	0	100	0	0	791.00	SF	5.20	5.20	100	2006	2006	3	88	3,620									
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2007	2007	3	35	1,008									
4	0812	CONCRETE C	0	100	0	0	5,460.00	SF	4.00	4.00	100	2010	2010	3	92	20,093									
TOTAL OB/XF 24,721																									
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	7.15	AC		1.00	1.00	1.00	20,000.00	20,000.00	143,000								
REVIEW DATE 09/18/2019 BY TWA Total Acres: 7.15 Total Land Value: 143,000 Market: 0 Agricultural: 0 Common: 143,000 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1775/1765	12/31/2009	QC	U	I	11	162,200

GRANTOR: THOMAS REBECCA
GRANTEE: RAY SHERRY THOMAS
1310/0467 4/18/2005 WD Q V 85,800
GRANTOR: DAVIS JAMES F
GRANTEE: THOMAS REBECCA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 FOP=[YR=2006] W23 S5 E23 N5\$ S5 W23 N5 W22
FOP=[YR=2006] N20 BAS=[YR=2006] E20 N40 W44 S15 E10 S4 E14
S21\$ N21 W8 S41 E8\$ W8 FGR=[YR=2006] W27 S25 E27 N25\$ S24 E29
S8 FOP=[YR=2006] S6 E23 N6 W23\$ E23 S4 E13 N36\$.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/22/2023 MLU

Diagram showing building layout with dimensions and area calculations.

Basement (BAS) 2006: 131,068 sq ft

First Floor (FOP) 2006: 3,665 sq ft

Second Floor (FOP) 2006: 4,419 sq ft

Third Floor (FOP) 2006: 10,563 sq ft

Fourth Floor (FOP) 2006: 3,665 sq ft

Fifth Floor (FOP) 2006: 4,419 sq ft

Sixth Floor (FOP) 2006: 10,563 sq ft

Seventh Floor (FOP) 2006: 3,665 sq ft

Eighth Floor (FOP) 2006: 4,419 sq ft

Ninth Floor (FOP) 2006: 10,563 sq ft

Tenth Floor (FOP) 2006: 3,665 sq ft

Eleventh Floor (FOP) 2006: 4,419 sq ft

Twelfth Floor (FOP) 2006: 10,563 sq ft

Thirteenth Floor (FOP) 2006: 3,665 sq ft

Fourteenth Floor (FOP) 2006: 4,419 sq ft

Fifteenth Floor (FOP) 2006: 10,563 sq ft

Sixteenth Floor (FOP) 2006: 3,665 sq ft

Seventeenth Floor (FOP) 2006: 4,419 sq ft

Eighteenth Floor (FOP) 2006: 10,563 sq ft

Nineteenth Floor (FOP) 2006: 3,665 sq ft

Twentieth Floor (FOP) 2006: 4,419 sq ft

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Three

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