LOT 5
DAVIS ACRES PBK 5/58

EDDY BRIAN D & ARLENE B
37886 KINGS FERRY RD
HILLIARD, FL 32046

2023

04-3N-24-2300-0005-0000

BUILDING CHARACTERISTICS

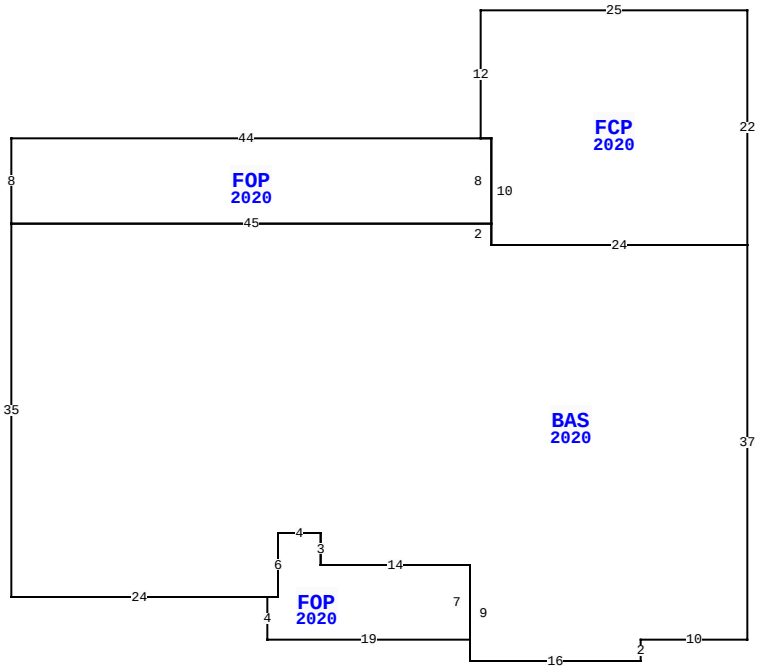
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,437	100	2,437	314,338
FCP	540	25	135	17,413
FOP	142	30	43	5,547
FOP	360	30	108	13,931
TOTALS	3,479		2,723	351,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,723	110.2752	130.95	356,577	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2437 HX Base Yr 2021



37886 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		373,401
TOTAL MARKET OB/XF VALUE		8,791
TOTAL LAND VALUE - MARKET		163,600
TOTAL MARKET VALUE		448,650
SOH/AGL Deduction		85,881
ASSESSED VALUE		362,769
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		312,769
TOTAL JUST VALUE		545,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009821	CO ISSUED	0	10/16/2020
20004829	NEW CONSTR	326,146	06/04/2020
20004831	GARAGE	93,895	06/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/0592	5/03/2020	WD	U	V	11	100
GRANTOR: EDDY JASON C						
GRANTEE: EDDY BRIAN D & ARLE						
2310/1165	10/07/2019	WD	Q	V	05	200,000
GRANTOR: PATE GARY W						
GRANTEE: EDDY BRIAN D & ARLE						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2020] W25 S12 FOP=[YR=2020] W44 S8 BAS=[YR=2020] S35 E24 FOP=[YR=2020] S4 E19 N7 W14 N3 W4 S6 W1$ E1 N6 E4 S3 E14 S9 E16 N2 E10 N37 W24 N2 W45$ E45 N8 W1$ E1 S10 E24 N22$.

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	0812	CONCRETE C	0	100	0	0	2,220.00	SF	4.00	4.00	100	2020	2020	3	99	8,791	

LAND DESCRIPTION

TOTAL OB/XF 8,791

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	005000	C	RURAL HOME	100			0.00	0.00	2.12	AC		1.00	1.00	1.00	30,000.00	30,000.00	63,600							
2	005400	A	TIMBER 1 SI	0			0.00	0.00	3.50	AC		1.00	1.00	1.00	720.00	720.00	2,520							
3	005901	A	HARDWOOD SI	0			0.00	0.00	1.50	AC		1.00	1.00	1.00	225.00	225.00	338							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	100,000							

REVIEW DATE 03/25/2021 BY TW Total Acres: 7.12 Total Land Value: 66,458 Market: 100,000 Agricultural: 2,858 Common: 63,600 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

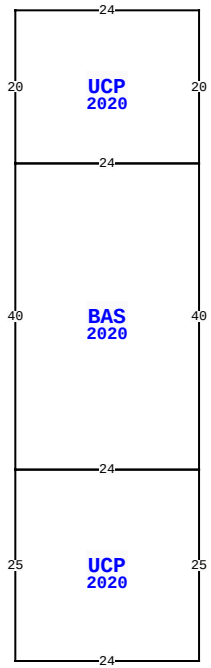
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 70
Interior Floo	01	NONE 30
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	18,101
UCP	480	20	96	1,810
UCP	600	20	120	2,263
TOTALS	2,040		1,176	22,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,176	54.9769	19.24	22,626	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2021 Heated Area: 960 HX Base Yr 2021



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2310/1165	10/07/2019	WD	Q	V	05	200,000
GRANTOR: PATE GARY W						
GRANTEE: EDDY BRIAN D & ARLE						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2020] W24 S20 BAS=[YR=2020] S40 UCP=[YR=2020] S25 E24 N25 W24$ E24 N40 W24$ E24 N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2021 BY TW Total Acres: 7.12 Total Land Value: 66,458 Market: 100,000 Agricultural: 2,858 Common: 63,600 PRINTED 08/02/2023 BY SYS