

LOTS 8 & 9
L/E OR 1595/84
DAVIS ACRES PB 5/58

MEKARA MICHAEL T SR & J H L/E/
371086 KINGS FERRY ROAD
HILLIARD, FL 32046

2023

04-3N-24-2300-0008-0000



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									
Exterior Wall	20	FACE BRICK 90	0900	01	3,724	95.4180	113.31	421,966	2006	2006	0	0	11.55	88.45	VALUATION BY STANDARD									
Exterior Wall	10	ABOVE AVG 10	1 SNGL FAM - 100% - 2007												Heated Area: 2905									
Roof Structur	08	IRREGULAR 100													HX Base Yr 2007									
Roof Cover	03	COMP SHNGL 100																						
Interior Wall	05	DRYWALL 100																						
Interior Floo	11	CLAY TILE 60																						
Interior Floo	14	CARPET 40																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		3 100																						
Bathrooms		3 100																						
Frame	02	WOOD FRAME 100																						
Stories	1.5	1.5 100																						
Units		0 100																						
Occupancy	00	NONE 100																						
Quality 01 Quality Level 01																								
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	2,597	100	2,597	260,278																				
FGR	855	55	470	47,105																				
FOP	244	30	73	7,317																				
FOP	412	30	124	12,427																				
FSP	144	40	58	5,813																				
FST	32	55	18	1,804																				
FUS	308	100	308	30,868																				
STP	20	10	2	201																				
UST	165	45	74	7,417																				
TOTALS	4,777		3,724	373,229																				
EXTRA FEATURES															371086 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							
1	0812	CONCRETE C	0	100	0	0	1,148.00	SF	4.00	4.00	100	2006	2006	3	88	4,041								
2	1127	BRICK 8"	0	100	0	0	24.00	SF	11.00	11.00	100	2006	2006	3	97	256								
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2007	2007	3	35	1,050								
4	0866	POOL FIBER	0	100	32	12	384.00	SF	72.00	72.00	100	2019	2019	3	90	24,883								
5	0855	CONC PAVER	0	100	0	0	1,298.00	SF	10.00	10.00	100	2019	2019	3	99	12,850								
6	0910	SCRN RM L	0	100	0	0	1,869.00	SF	15.00	15.00	100	2019	2019	3	90	25,232								
TOTAL OB/XF 68,312																								
LAND DESCRIPTION																								
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							
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	14.18	AC		1.00	1.00	0.80	15,000.00	12,000.00	170,160							
REVIEW DATE 09/27/2019 BY TW Total Acres: 14.18 Total Land Value: 170,160 Market: 0 Agricultural: 0 Common: 170,160 PRINTED 08/02/2023 BY SYS																								

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