

LOTS 10 & 11
ESMT OR 1438/1614
DAVIS ACRES PB 5/58

JASKOT ROGER D & D'ERCOLE TINA-MARIE
D'ERCOLE TINA-MARIE (M/C), 371154 KINGS FERRY ROAD
HILLIARD, FL 32046

2023

04-3N-24-2300-0010-0000



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 100	0900	01	4,311	101.5520	120.59	519,863	2007	2007	0	0	11.25	88.75	VALUATION SUMMARY										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022													Heated Area: 3640									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022									
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMMT 60																							
Interior Floo	11	CLAY TILE 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		3.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.5	1.5 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
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	3,100	100	3,100	331,773																					
FGR	759	55	417	44,629																					
FOP	264	30	79	8,455																					
FSP	437	40	175	18,729																					
FUS	540	100	540	57,793																					
TOTALS			5,100	4,311	461,378																				
EXTRA FEATURES			371154 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	0811	CONCRETE B	0	100	0	0	1,030.00	SF	5.20	5.20	100	2007	2007	3	89	4,767									
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2011	2011	3	68	26,010									
3	0855	CONC PAVER	0	100	0	0	676.00	SF	10.00	10.00	100	2011	2011	3	93	6,287									
4	0910	SCRN RM L	0	100	0	0	1,126.00	SF	15.00	15.00	100	2011	2011	3	55	9,290									
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	55	1,100									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	OR	0.00	0.00	14.15	AC		1.00	1.00	1.00	15,000.00	15,000.00	212,250								
REVIEW DATE 03/17/2022 BY TWHS Total Acres: 14.15 Total Land Value: 212,250 Market: 0 Agricultural: 0 Common: 212,250 PRINTED 08/02/2023 BY SYS																									

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