LOT 12 & PT OF LOT 13
IN OR 2595/1893
DAVIS ACRES PB 5/58

JUDE FAMILY REV TRUST/JUDE MARVIN MITCHELL TRUSTEE
371182 KINGS FERRY RD
HILLIARD, FL 32046

2023

04-3N-24-2300-0012-0000

BUILDING CHARACTERISTICS

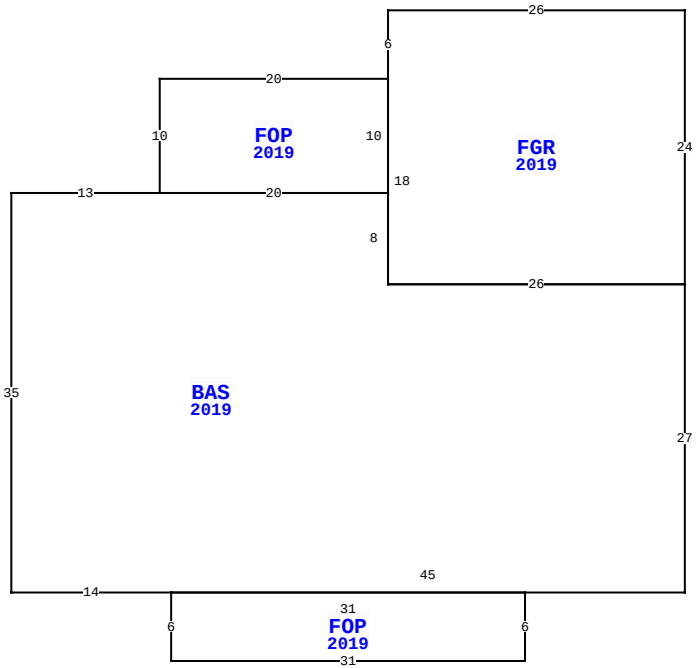
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5400	TIMBERLAND 90+
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,857	100	1,857	228,137
FGR	624	55	343	42,138
FOP	186	30	56	6,880
FOP	200	30	60	7,371
TOTALS	2,867		2,316	284,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,316	105.8400	125.68	291,075	2019	2019	0	0	0	2.25	97.75

1 SNGL FAM – 100% - 2020 Heated Area: 1857 HX Base Yr 2020



371182 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		308,626
TOTAL MARKET OB/XF VALUE		2,780
TOTAL LAND VALUE - MARKET		232,000
TOTAL MARKET VALUE		375,618
SOH/AGL Deduction		123,016
ASSESSED VALUE		252,602
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		202,602
TOTAL JUST VALUE		543,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011848	GARAGE	79,695	11/13/2019
19007768	CARPORT	7,800	07/22/2019
19000790	NEW CONSTR	250,657	01/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2595/1893	10/04/2022	WD	U	V	11	100
GRANTOR: JUDE MARVIN MITCHELL						
GRANTEE: JUDE FAMILY REVOCAB						
2146/1896	9/20/2017	WD	Q	V	01	89,000
GRANTOR: MAYS ROBERT S JR & BE						
GRANTEE: JUDE MARVIN MITCHEL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W26 S6 FOP=[YR=2019] W20 S10 BAS=[YR=2019] W13 S35 E14 FOP=[YR=2019] S6 E31 N6 W31$ E45 N27 W26 N8 W20 $ E20 N10$ S18 E26 N24$.

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	0810	CONCRETE A	0	100	24	18	432.00	SF	6.50	6.50	100	2019	2019	3	99	2,780	

LAND DESCRIPTION

TOTAL OB/XF 2,780

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005400	A	TIMBER 1 SI	0			0.00	0.00	4.60	AC		1.00	1.00	1.00	720.00	720.00	3,312							
3	005901	A	HARDWOOD SI	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	225.00	225.00	900							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	8.60	AC		1.00	1.00	1.00	20,000.00	20,000.00	172,000							

REVIEW DATE 03/11/2020 BY TWX Total Acres: 10.60 Total Land Value: 64,212 Market: 172,000 Agricultural: 4,212 Common: 60,000 PRINTED 08/02/2023 BY SYS

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DAVIS ACRES PB 5/58

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2023

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BUILDING CHARACTERISTICS

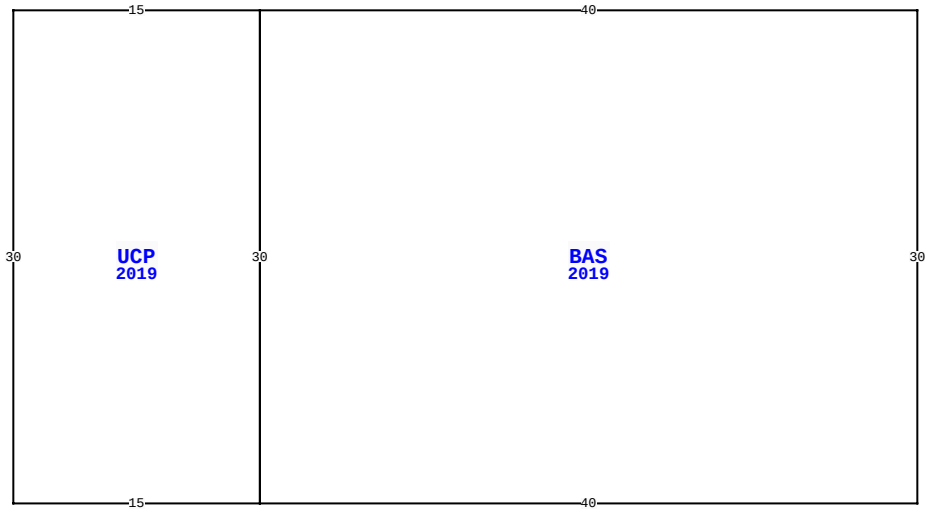
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5400	TIMBERLAND 90+
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	22,419
UCP	450	20	90	1,681
TOTALS	1,650		1,290	24,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,290	55.0160	19.26	24,845	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2020 Heated Area: 1200 HX Base Yr 2020



371182 KINGS FERRY RD, HILLIARD

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: JUDE MARVIN MITCHELL						
GRANTEE: JUDE FAMILY REVOCAB						
2146/1896	9/20/2017	WD	Q	V	01	89,000
GRANTOR: MAYS ROBERT S JR & BE						
GRANTEE: JUDE MARVIN MITCHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 UCP=[YR=2019] W15 S30 E15 N30$ S30 E40 N30$.

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 03/11/2020 BY TWX Total Acres: 10.60 Total Land Value: 64,212 Market: 172,000 Agricultural: 4,212 Common: 60,000 PRINTED 08/02/2023 BY SYS