PT ZACHARIAH HADDOCK GRANT
SEC 50-4N-25E & PT OF GOVT
LOTS 2 & 3 OF SEC 7-4N-25E

WILLIAMS RICHARD B & PATRICIA
4958 MAYBANK WAY
JACKSONVILLE, FL 32225

2023

07-4N-25-0000-0004-0000

BUILDING CHARACTERISTICS

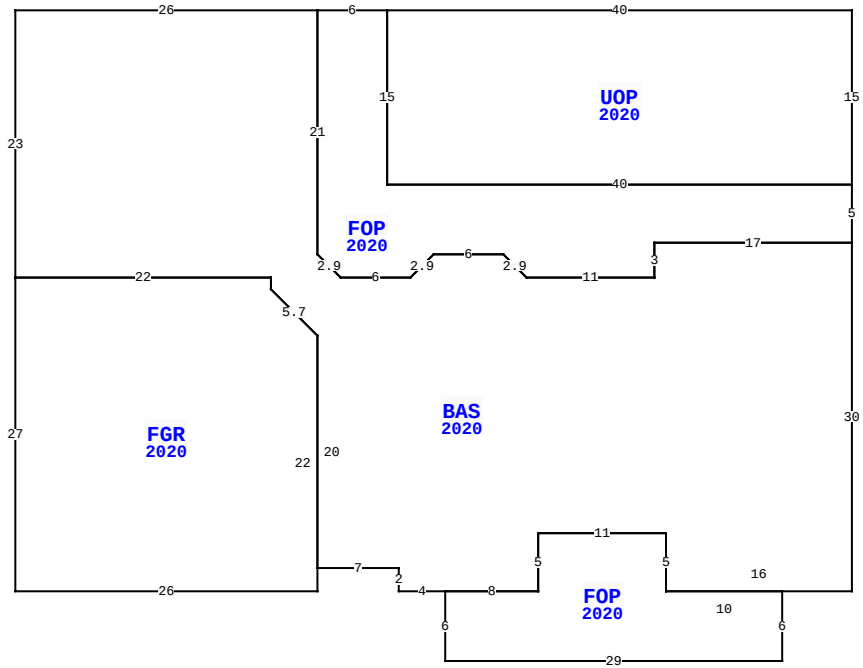
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,852	100	1,852	214,738
FGR	690	55	380	44,060
FOP	229	30	69	8,000
FOP	389	30	117	13,566
UOP	600	20	120	13,914
TOTALS	3,760		2,538	294,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,538	98.6784	117.18	297,403	2020	2020	0	0	0	1.05	98.95

2 SNGL FAM – 0% - 0 Heated Area: 1852 HX Base Yr



377141 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

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	0940	SHEDS/PORT	0	0	5	8	40.00	SF	20.10	20.10	100	1985	1985	3	20	161	
2	0681	POLE SHED	0	0	18	29	522.00	SF	15.00	15.00	100	1987	1987	3	20	1,566	
5	0866	POOL FIBER	0	0	12	25	300.00	SF	72.00	72.00	100	1988	1988	3	20	4,320	
16	0462	ST/AL FNC	0	0	0	0	48.00	SF	10.00	10.00	100	2008	2008	3	56	269	
18	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
19	1242	WD DECK A	0	0	15	20	300.00	SF	10.00	10.00	100	2020	2020	3	93	2,790	
20	0911	SCRN RM A	0	0	34	46	1,564.00	SF	17.50	17.50	100	2021	2021	3	97	26,549	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	508,847
TOTAL MARKET OB/XF VALUE	39,120
TOTAL LAND VALUE - MARKET	125,200
TOTAL MARKET VALUE	673,167
SOH/AGL Deduction	70,479
ASSESSED VALUE	602,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	602,688
TOTAL JUST VALUE	673,167
NCON VALUE	179,540
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,256

PRCL:0:8: TITLE# 136349928 & 136349939 & 136349952

PRCL:0:7: TW/MH/ID#LOHGA11920248(A/B/C)

BLDG:2:1: SFR @ 377141 KINGS FERRY RD

XFOB:15:1: T/W MH @ 377181 KINGS FERRY RD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000140	ADDITION	26,000	01/12/2021
20002945	CO ISSUED	0	11/30/2020
20002945	NEW CONSTR	276,088	04/03/2020
20001360	DEMOLITION	10,000	02/13/2020
19009926	CO ISSUED	0	10/24/2019
19010852	GARAGE	86,940	10/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/0551	6/04/2019	FJ	U	I	11	0
GRANTOR: PICKETT EDWARD L SR E						
GRANTEE: PICKETT LENA G ET A						
2289/1934	7/11/2019	WD	U	I	37	310,000
GRANTOR: PICKETT LENA G						
GRANTEE: WILLIAMS RICHARD B						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2020] W40 FOP=[YR=2020] W6 BAS=[YR=2020] W26 S23 FGR=[YR=2020] S27 E26 N22 L4 U4 N1 W22$ E22 S1 D4 R4 S20 E7 S2 E4 FOP=[YR=2020] S6 E29 N6 W10 N5 W11 S5 W8$ E8 N5 E11 S5 E16 N30 W17 S3 W11 U2 L2 W6 D2 L2 W6 U2 L2 N21$ S21 D2 R2 E6 R2 U2 E6 D2 R2 E11 N3 E17 N5 W40 N15$S15 E40 N15$.

LAND DESCRIPTION

TOTAL OB/XF 39,120

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	0	0006	OR	0.00	0.00	7.20	AC		1.00	1.00	1.00	16,000.00	16,000.00	115,200							
2	009530	C	POND	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	10,000							

REVIEW DATE 07/28/2023 BY KWX Total Acres: 11.20 Total Land Value: 125,200 Market: 0 Agricultural: 0 Common: 125,200 PRINTED 08/02/2023 BY SYS

PT ZACHARIAH HADDOCK GRANT
SEC 50-4N-25E & PT OF GOVT
LOTS 2 & 3 OF SEC 7-4N-25E

WILLIAMS RICHARD B & PATRICIA
4958 MAYBANK WAY
JACKSONVILLE, FL 32225

2023

07-4N-25-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

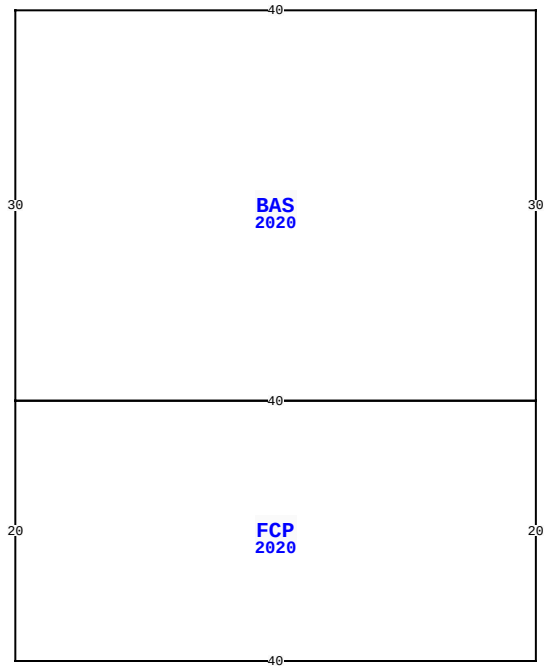
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	30,023
FCP	800	25	200	5,004
TOTALS	2,000		1,400	35,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,400	72.9560	25.53	35,742	2020	2020	0	0	0	2.00	98.00

3 GARAGE RES – 0% - 0 Heated Area: 1200 HX Base Yr



377141 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	508,847
TOTAL MARKET OB/XF VALUE	39,120
TOTAL LAND VALUE - MARKET	125,200
TOTAL MARKET VALUE	673,167
SOH/AGL Deduction	70,479
ASSESSED VALUE	602,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	602,688
TOTAL JUST VALUE	673,167
NCON VALUE	179,540
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009930	MH MOVE-ON	0	09/20/2019
C4581	CO ISSUED	0	10/01/2006
MH4581	MH MOVE-ON	0	10/01/2006
M12098	MECH OTHER	0	10/01/2006
P11634	OTHER	0	10/01/2006
E18034	ELEC OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2605/0551	6/04/2019	FJ	U	I	11	0
GRANTOR: PICKETT EDWARD L SR E						
GRANTEE: PICKETT LENA G ET A						
2289/1934	7/11/2019	WD	U	I	37	310,000
GRANTOR: PICKETT LENA G						
GRANTEE: WILLIAMS RICHARD B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S30 FCP=[YR=2020] S20 E40 N20 W40$ E40 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/28/2023 BY KWX Total Acres: 11.20 Total Land Value: 125,200 Market: 0 Agricultural: 0 Common: 125,200 PRINTED 08/02/2023 BY SYS

PT ZACHARIAH HADDOCK GRANT
SEC 50-4N-25E & PT OF GOVT
LOTS 2 & 3 OF SEC 7-4N-25E

WILLIAMS RICHARD B & PATRICIA
4958 MAYBANK WAY
JACKSONVILLE, FL 32225

2023

07-4N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

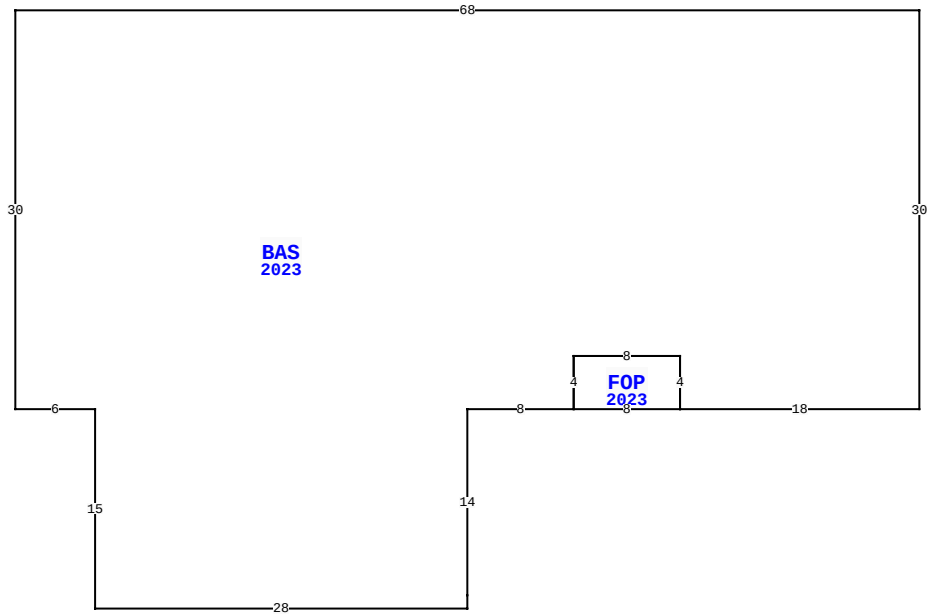
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,428	100	2,428	178,804
FOP	32	30	10	736
TOTALS	2,460		2,438	179,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	2,438	116.8000	75.92	185,093	2019	2019	0	0	0	3.00	97.00

4 MH 94NO RP – 0% - 2023 Heated Area: 2428 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

377141 KINGS FERRY RD, HILLIARD

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	508,847
TOTAL MARKET OB/XF VALUE	39,120
TOTAL LAND VALUE - MARKET	125,200
TOTAL MARKET VALUE	673,167
SOH/AGL Deduction	70,479
ASSESSED VALUE	602,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	602,688
TOTAL JUST VALUE	673,167
NCON VALUE	179,540
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7139	ADDITION	1,000	04/08/1991
3196	SWIM POOL	150	09/19/1988
5168	SWIM POOL	12,175	09/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2605/0551	6/04/2019	FJ	U	I	11	0
GRANTOR: PICKETT EDWARD L SR E						
GRANTEE: PICKETT LENA G ET A						
2289/1934	7/11/2019	WD	U	I	37	310,000
GRANTOR: PICKETT LENA G						
GRANTEE: WILLIAMS RICHARD B						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2023;ORIG=92,26] E8 S4 W8 N4 $
BAS=[YR=2023;ORIG=50,0] E68 S30 W18 N4 W8 S4 W8 S14 S1 W28 N15 W6 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 07/28/2023 BY KWX Total Acres: 11.20 Total Land Value: 125,200 Market: 0 Agricultural: 0 Common: 125,200 PRINTED 08/02/2023 BY SYS