



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	05	AVERAGE 100	0100	01	2,481	103.2960	93.22	231,279	1965	1980	0	0	0	17.75	82.25	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1975													Heated Area: 1909										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1975										
Interior Wall	04	PLYWOOD 50																								
Interior Wall	05	DRYWALL 50																								
Interior Floo	14	CARPET 80																								
Interior Floo	11	CLAY TILE 20																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	3	100																								
Bathrooms	2	100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 100																								
Units	0	100																								
BUD8 Adjustme	04	DIST 01 100																								
Occupancy	00	NONE 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	1,429	100	1,429	109,566																						
FEP	220	80	176	13,495																						
FGR	576	55	317	24,306																						
FOP	24	30	7	537																						
FOP	240	30	72	5,521																						
FUS	480	100	480	36,804																						
TOTALS	2,969		2,481	190,227																						
EXTRA FEATURES			376621 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100										
2	0510	GARAGE WD-	0	100	31	33	1,023.00	SF	35.00	35.00	100	1970	1970	3	20	7,161										
3	0681	POLE SHED	0	100	18	18	324.00	SF	15.00	15.00	100	1985	1985	3	20	972										
4	0940	SHEDS/PORT	0	100	10	20	200.00	SF	19.50	19.50	100	1990	1990	3	20	780										
5	0940	SHEDS/PORT	0	100	10	12	120.00	SF	19.50	19.50	100	1991	1991	3	20	468										
6	0812	CONCRETE C	0	100	25	40	1,000.00	SF	4.00	4.00	100	1995	1995	3	72	2,880										
7	1242	WD DECK A	0	100	0	0	750.00	SF	10.00	10.00	100	2017	2017	3	82	6,150										
LAND DESCRIPTION			TOTAL OB/XF													20,511										
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	3.99	AC		1.00	1.00	1.00	18,000.00	18,000.00	71,820									
REVIEW DATE 08/03/2020 BY KBA Total Acres: 3.99 Total Land Value: 71,820 Market: 0 Agricultural: 0 Common: 71,820 PRINTED 08/02/2023 BY SYS																										

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1429026

SWIM POOL

12,048

07/01/2014

B951851

GARAGE

34,000

04/01/1995

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0187/0655

1/17/1975

WD U

I

01

100

GRANTOR: HADDOCK CARL SPENCER

GRANTEE: HADDOCK CARL SIDNEY

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W20 S4 BAS=[YR=1993] W19 S7 W17 S30 E32

FOP=[YR=1993] E4 N6 FOP=[YR=1993] E20 FGR=[YR=1993] E24 N24

W24 S24\$ N12 W20 S12\$ W4 S6\$ N6 E4 N12 E20 N12 W20 N7\$ S7 E20

N11\$ PTR=N15 FUS=[YR=1993] E20 N24 W20 S24\$ S15\$.

[illegible]