

PT SW1/4 OF NE1/4 OF
SEC 18-4N-25E IN OR 421/61 &
ESMT IN OR 694/123 (EX PT IN

HADDOCK CARL SIDNEY & MARGARET
376621 KINGS FERRY ROAD
HILLIARD, FL 32046-6369

2023

18-4N-25-0000-0002-0140



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 4											
Exterior Wall	30	VINYL 100	0800	02	1,855	152.8800	107.02	198,522	2015	2015	0	0	0	15.00	85.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 0													Heated Area: 1786 HX Base Yr										
Roof Cover	03	COMP SHNGL 100														Tax Group: 4 Tax Dist:										
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 227,298										
Interior Floo	14	CARPET 90														TOTAL MARKET OB/XF VALUE 11,022										
Interior Floo	08	SHT VINYL 10														TOTAL LAND VALUE - MARKET 94,500										
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 274,017										
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 70,746										
Bedrooms	3	100														ASSESSED VALUE 203,271										
Bathrooms	2	100														TOTAL EXEMPTION VALUE 0										
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 203,271										
Stories	1.	1. 100														TOTAL JUST VALUE 332,820										
Units	0	100	NCON VALUE 7,581																							
Quality		06	Quality Level 06		INCOME VALUE										PREVIOUS YEAR MKT VALUE 208,371											
DOR CODE		5600	TIMBERLAND 70-79																							
MAP NUM			MKT AREA		05																					
NEIGHBORHOOD/LOC		5001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,786	100	1,786	162,467																						
FOP	230	30	69	6,276																						
TOTALS		2,016	1,855	168,744																						
EXTRA FEATURES					376755 KINGS FERRY RD, HILLIARD										BLD DATE LGL DATE 05/19/2023 MLU											
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											
3	0810	CONCRETE A	0	0	0			3.97	100	2015	2015	3	96	3,441												
4	0351	CARPORT MT	0	0	36 30			6.00	100	2015	2015	3	74	4,795												
5	0351	CARPORT MT	0	0	30 18			6.00	100	2018	2018	3	86	2,786												
LAND DESCRIPTION																TOTAL OB/XF 11,022										
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	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000									
2	005600	A	TIMBER 3 SI	0			0.00	0.00	1.70	AC		1.00	1.00	1.00	410.00	410.00	697									
3	009910	M	MKT. VAL. AG	0			0.00	0.00	1.70	AC		1.00	1.00	1.00	35,000.00	35,000.00	59,500									
REVIEW DATE 01/14/2021 BY KWA Total Acres: 2.70 Total Land Value: 35,697 Market: 59,500 Agricultural: 697 Common: 35,000 PRINTED 08/02/2023 BY SYS																										

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