

PT OF NE1/4 OF SW1/4 OF
SEC 18-4N-25E IN OR 54/123
(EX PT IN OR 422/296)

PICKETT EVELENA H
376527 KINGS FERRY RD
HILLIARD, FL 32046

2023

18-4N-25-0000-0005-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
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. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality		03	Quality Level 03	
DOR CODE		5000IMPROVED AG		
MAP NUM			MKT AREA	05
NEIGHBORHOOD/LOC		5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,849	100	1,849	129,779
FEP	288	80	230	16,143
FGR	552	55	304	21,337
FOP	192	30	58	4,071
FST	143	55	79	5,545
TOTALS	3,024		2,520	176,875

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0681	POLE SHED	0	100	10	20	200.00	SF	15.00
3	0681	POLE SHED	0	100	12	20	240.00	SF	15.00
4	0351	CARPORT MT	0	100	12	28	336.00	SF	10.00
5	0681	POLE SHED	0	100	20	30	600.00	SF	15.00
6	0351	CARPORT MT	0	100	24	26	624.00	SF	6.90
7	0681	POLE SHED	0	100	20	20	400.00	SF	15.00
8	9001	CONTANR 40	0	100	0	0	1.00	UT	1,400.00
9	9000	CONTANR 20	0	100	0	0	1.00	UT	1,000.00
10	0810	CONCRETE A	0	100	0	0	132.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	3.67
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.67

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,520	105.6000	95.30	240,156	1974	1985	0	0	0	26.35	73.65
1 SINGLE FAM - 100% - 1975 Heated Area: 1849 HX Base Yr 1975												
376527 KINGS FERRY RD, HILLIARD												

TOTAL OB/XF 11,316												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1980
3	0681	POLE SHED	0	100	12	20	240.00	SF	15.00	15.00	100	1980
4	0351	CARPORT MT	0	100	12	28	336.00	SF	10.00	10.00	100	1980
5	0681	POLE SHED	0	100	20	30	600.00	SF	15.00	15.00	100	1980
6	0351	CARPORT MT	0	100	24	26	624.00	SF	6.90	6.90	100	2005
7	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	1997
8	9001	CONTANR 40	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	1997
9	9000	CONTANR 20	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1997
10	0810	CONCRETE A	0	100	0	0	132.00	SF	6.50	6.50	100	2000

TOTAL OB/XF 11,316												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	3.67	AC		1.00
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.67	AC		1.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 4								Tax Dist:				
BUILDING MARKET VALUE								176,875				
TOTAL MARKET OB/XF VALUE								11,316				
TOTAL LAND VALUE - MARKET								119,060				
TOTAL MARKET VALUE								224,806				
SOH/AGL Deduction								103,848				
ASSESSED VALUE								120,958				
TOTAL EXEMPTION VALUE								HX HB		50,000		
BASE TAXABLE VALUE								70,958				
TOTAL JUST VALUE								307,251				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								189,597				
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