PT NE1/4 OF SW1/4 OF
SEC 18-4N-25E IN OR 2460/530

GARTLAND MICHAEL M
376530 KINGS FERRY RD
HILLIARD, FL 32046

2023

18-4N-25-0000-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

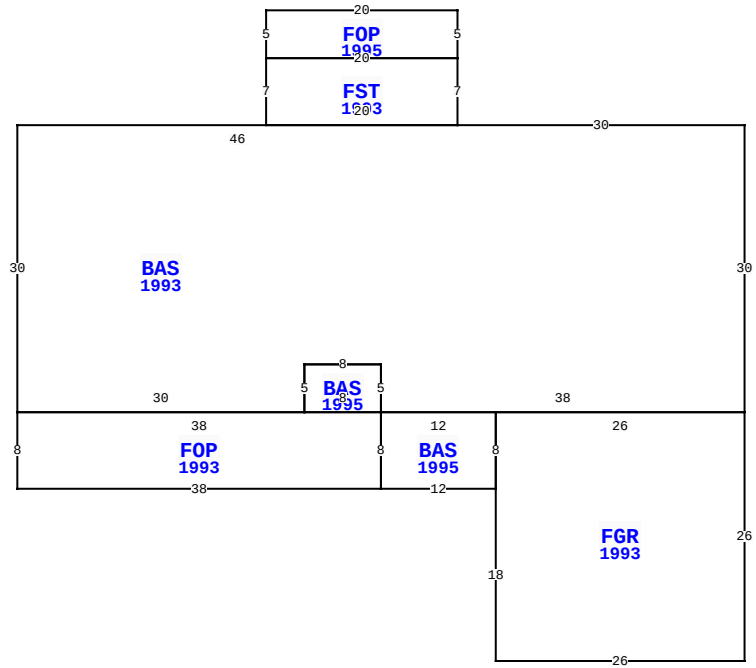
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,240	100	2,240	135,979
BAS	40	100	40	2,428
BAS	96	100	96	5,828
FGR	676	55	372	22,583
FOP	304	30	91	5,524
FOP	100	30	30	1,821
FST	140	55	77	4,674
TOTALS	3,596		2,946	178,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,946	94.4700	85.26	251,176	1974	1980	0	0	0	28.80	71.20

1 SINGLE FAM – 100% - 2022 Heated Area: 2376 HX Base Yr 2022



376530 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		178,837
TOTAL MARKET OB/XF VALUE		16,472
TOTAL LAND VALUE - MARKET		62,300
TOTAL MARKET VALUE		257,609
SOH/AGL Deduction		30,237
ASSESSED VALUE		227,372
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		177,372
TOTAL JUST VALUE		257,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/0530	5/07/2021	WD	Q	I	01	272,000
GRANTOR: WILDER EDNA JANE						
GRANTEE: GARTLAND MICHAEL M						
2453/1798	4/19/2021	QC	U	I	11	100
GRANTOR: RPR TRUST						
GRANTEE: WILDER EDNA J SHERM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 FST=[YR=1993] N7 FOP=[YR=1995] N5 W20 S5 E20 $ W20 S7 E20 $ W46 S30 FOP=[YR=1993] S8 E38 BAS=[YR=1995] E12 FGR=[YR=1993] S18 E26 N26 W26 S8 $ N8 W12 S8 $ N8 BAS=[YR=1995] N5 W8 S5 E8 $ W38 $ E30 N5 E8 S5 E38 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
1	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	1984	1984	3	20	8,400	
2	0812	CONCRETE C	0	100	0	0	6,128.00	SF	4.00	4.00	100	1976	1976	3	28	6,863	
4	1127	BRICK 8"	0	100	0	0	134.00	SF	11.00	11.00	100	1985	1985	3	82	1,209	

LAND DESCRIPTION

TOTAL OB/XF 16,472

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	0006		0.00	0.00	1.78	AC		1.00	1.00	1.00	35,000.00	35,000.00	62,300							

REVIEW DATE 02/03/2017 BY KB Total Acres: 1.78 Total Land Value: 62,300 Market: 0 Agricultural: 0 Common: 62,300 PRINTED 08/02/2023 BY SYS