PT SW1/4 OF SEC 18-4N-25E
IN OR 1485/931
UTIL ESMT OR 2306/221

PICKETT RYAN L
376290 KINGS FERRY ROAD
HILLIARD, FL 32046

2023

18-4N-25-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

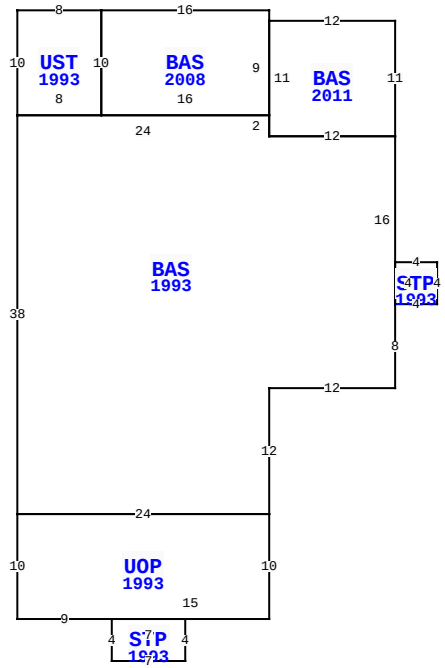
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	64,470
BAS	160	100	160	8,596
BAS	132	100	132	7,091
STP	16	10	2	107
STP	28	10	3	161
UOP	240	20	48	2,579
UST	80	45	36	1,934
TOTALS	1,856		1,581	84,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,581	83.2524	75.14	118,796	1940	1980	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 2008 Heated Area: 1492 HX Base Yr 2008



376290 KINGS FERRY RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		92,600
TOTAL MARKET OB/XF VALUE		61,007
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		233,607
SOH/AGL Deduction		114,683
ASSESSED VALUE		118,924
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,924
TOTAL JUST VALUE		233,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009256	ADDITION	173,880	10/05/2020
19006707	XFOB	17,542	06/01/2019
B1530365	GARAGE	35,393	04/01/2015
E23501	REMODEL	0	05/01/2011
B24276	ADDITION	14,537	01/01/2011
R12521	REPAIR/RRF	2,664	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2151/0596	3/07/2007	FJ	U	I	11	0
GRANTOR: ALLEN EVELYN LEWIS HA						
GRANTEE: PICKETT EVELENA HAD						
2151/0593	3/07/2007	FJ	U	I	11	0
GRANTOR: ALLEN EVELYN LEWIS HA						
GRANTEE: PICKETT EVELENA HAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W12 BAS=[YR=2008] N1 W16 UST=[YR=1993] W8 S10 BAS=[YR=1993] S38 UOP=[YR=1993] S10 E9 STP=[YR=1993] S4 E7 N4 W7$ E15 N10 W24$ E24 N12 E12 N8 STP=[YR=1993] E4 N4 W4 S4$ N16 W12 N2 W24$ E8 N10$ S10 E16 N9$ S11 E12 N11$.

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
3	0510	GARAGE WD-	0	100	24	29	696.00	SF	17.50	17.50	100	1980	1980	3	20	2,436	
4	0810	CONCRETE A	0	100	17	18	306.00	SF	6.50	6.50	100	2008	2008	3	90	1,790	
5	0810	CONCRETE A	0	100	0	0	258.00	SF	6.50	6.50	100	1998	1998	3	77	1,291	
6	0940	SHEDS/PORT	0	100	10	16	160.00	SF	19.50	19.50	100	2006	2006	3	31	967	
7	0940	SHEDS/PORT	0	100	12	14	168.00	SF	20.10	20.10	100	2000	2000	3	20	675	
8	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	2008	2008	3	56	2,419	
9	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	2008	2008	3	56	1,008	
10	0940	SHEDS/PORT	0	100	10	14	140.00	SF	19.50	19.50	100	1998	1998	3	20	546	
11	0202	BARN WD 30	0	100	70	50	3,500.00	SF	15.00	15.00	100	2020	2020	3	95	49,875	

LAND DESCRIPTION

TOTAL OB/XF 61,007

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		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 08/03/2020 BY KBA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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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	03	Quality Level 03

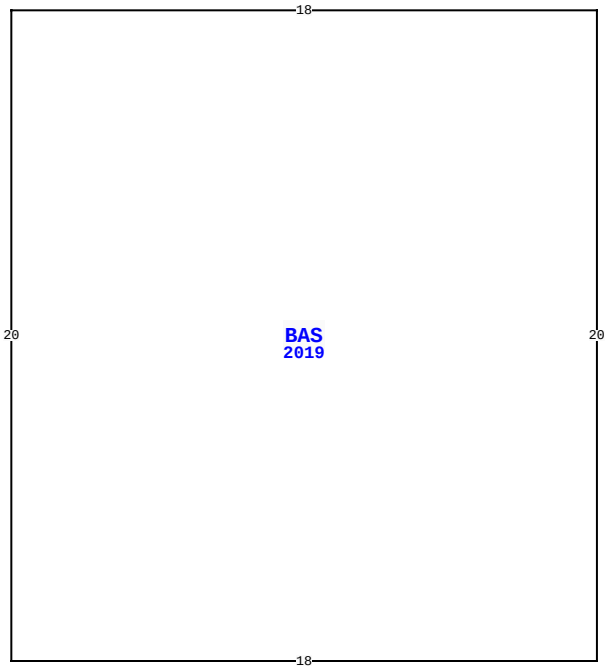
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	7,661
TOTALS	360		360	7,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	360	62.7000	21.94	7,898	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2008 Heated Area: 360 HX Base Yr 2008



376290 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
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NASSAU COUNTY PROPERTY

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BASE TAXABLE VALUE		68,924
TOTAL JUST VALUE		233,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21487	XFOB	1,289	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2151/0596	3/07/2007	FJ	U	I	11	0
GRANTOR: ALLEN EVELYN LEWIS HA						
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2151/0593	3/07/2007	FJ	U	I	11	0
GRANTOR: ALLEN EVELYN LEWIS HA						
GRANTEE: PICKETT EVELENA HAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 S20 E18 N20$.

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 08/03/2020 BY KBA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS