PT OF LOT 1 S-3 & S-4 &
LOT 3 (EX S-2)
IN OR 1850/1199

LLOYD THOMAS D JR
375977 KINGS FERRY ROAD
HILLIARD, FL 32046-6377

2023

19-4N-25-4200-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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	03	Quality Level 03

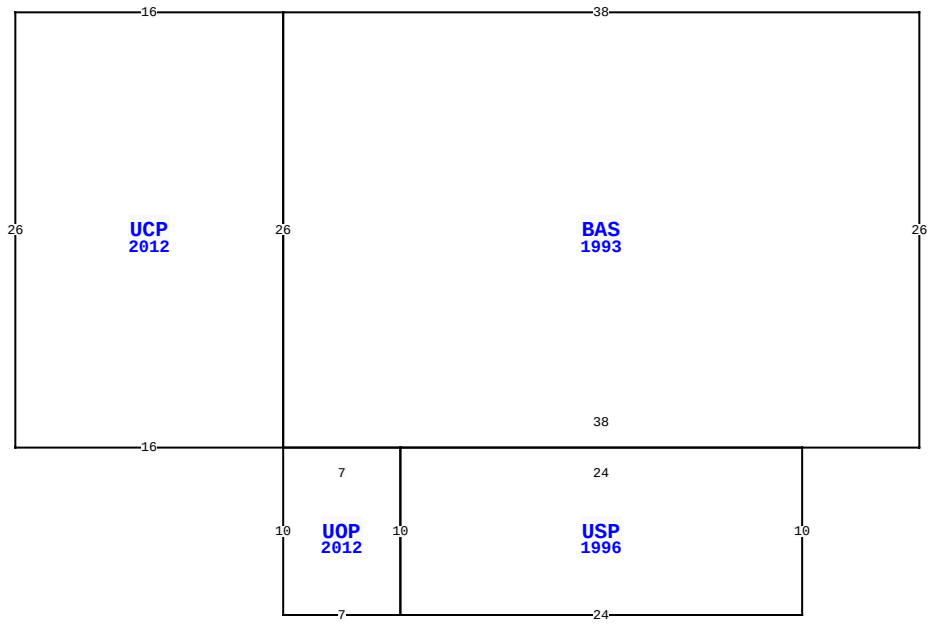
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	988	74,266
UCP	416	20	83	6,239
UOP	70	20	14	1,052
USP	240	30	72	5,412
TOTALS	1,714		1,157	86,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,157	102.8200	92.80	107,370	1975	1975	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2016 Heated Area: 988 HX Base Yr



375977 KINGS FERRY RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		86,970
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		153,650
TOTAL MARKET VALUE		240,620
SOH/AGL Deduction		64,940
ASSESSED VALUE		175,680
TOTAL EXEMPTION VALUE	13	175,680
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		240,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941372	ADDITION	7,195	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1850/1199	4/12/2013	QC	U	I	11	100
GRANTOR: LLOYD T D JR						
GRANTEE: CREWS CYNTHIA S						
0358/0796	5/01/1982	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 UCP=[YR=2012] W16 S26 E16 N26$ S26
UOP=[YR=2012] S10 E7 USP=[YR=1996] E24N10 W24 S10$N10 W7$ E38 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	OR	0.00	0.00	1.97	AC		1.00	1.00	1.00	35,000.00	35,000.00	68,950							
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.42	AC		1.00	1.00	1.00	35,000.00	35,000.00	84,700							

REVIEW DATE 09/25/2018 BY KBA Total Acres: 4.39 Total Land Value: 153,650 Market: 0 Agricultural: 0 Common: 153,650 PRINTED 08/02/2023 BY SYS