S 100 FT OF LOT 1 WEST OF RD
IN OR 2326/1295
WATKINS ESTATE PB 0/65

BURNETT SAMANTHA R
375912 KINGS FERRY RD
HILLIARD, FL 32046

2023

19-4N-25-4200-0001-0050

BUILDING CHARACTERISTICS

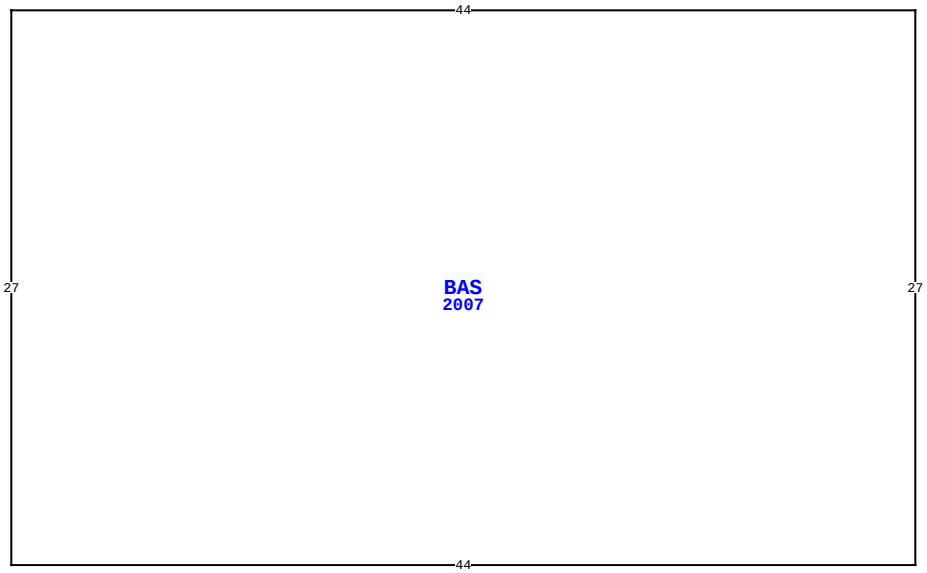
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	47,128
TOTALS	1,188		1,188	47,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	123.2000	86.24	102,453	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2021 Heated Area: 1188 HX Base Yr 2021



375912 KINGS FERRY RD, HILLIARD

BLD DATE	02/27/2008	KWJW	LGL DATE	
XF DATE	02/27/2008	KWJW	LAND DATE	02/27/2008 KWJW
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		47,128
TOTAL MARKET OB/XF VALUE		3,326
TOTAL LAND VALUE - MARKET		38,150
TOTAL MARKET VALUE		88,604
SOH/AGL Deduction		19,792
ASSESSED VALUE		68,812
TOTAL EXEMPTION VALUE	HX HB	43,812
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		88,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E10543	NEW CONSTR	0	12/01/2002
M6616	H/AC	0	12/01/2002
MH3956	MH MOVE-ON	0	10/01/2002
P6076	NEW CONSTR	0	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2326/1295	12/19/2019	QC	U	I	11	100
GRANTOR: BURNETT WAYNE E & S J						
GRANTEE: BURNETT SAMANTHA R						
2296/1367	8/08/2019	WD	Q	I	01	68,000
GRANTOR: DAVID ROBERT M & WILL						
GRANTEE: BURNETT WAYNE E & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W44 S27 E44 N27$.

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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	1995	1995	3	20	386	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 3,326

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	1.09	AC		1.00	1.00	1.00	35,000.00	35,000.00	38,150							

REVIEW DATE 09/25/2018 BY KBA Total Acres: 1.09 Total Land Value: 38,150 Market: 0 Agricultural: 0 Common: 38,150 PRINTED 08/02/2023 BY SYS