PT OF LOT 4
A/K/A TRACT F
2000 CLAYTON DW/MH

TIMMONS MERCEDES
375939 KINGS FERRY ROAD
HILLIARD, FL 32046-6377

2023

19-4N-25-4200-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	09	PINE WOOD 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
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

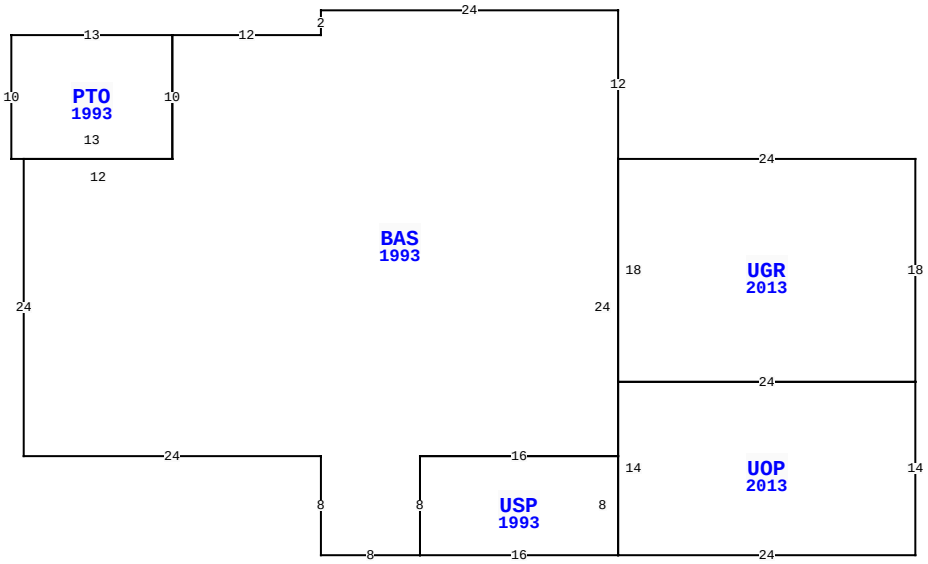
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1,624	104,815
PTO	130	5	6	388
UGR	432	45	194	12,521
UOP	336	20	67	4,324
USP	128	30	38	2,452
TOTALS	2,650		1,929	124,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,929	89.6700	80.93	156,114	1955	1970	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 0 Heated Area: 1624 HX Base Yr



375939 KINGS FERRY RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,689
TOTAL MARKET OB/XF VALUE		6,851
TOTAL LAND VALUE - MARKET		59,500
TOTAL MARKET VALUE		280,040
SOH/AGL Deduction		146,308
ASSESSED VALUE		133,732
TOTAL EXEMPTION VALUE	HX HB SL WX	65,017
BASE TAXABLE VALUE		68,715
TOTAL JUST VALUE		280,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003269	MH MOVE-ON	0	09/01/2000
3533	N/A	6,336	07/31/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0286/0413	3/01/1979	FS	U	I		300

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2013] W24 BAS=[YR=1993] N12 W24 S2 W12 PTO=[YR=1993] W13 S10 E13 N10 $ S10 W12 S24 E24 S8 E8 USP=[YR=1993] E16 UOP=[YR=2013] E24 N14 W24 S14$ N8 W16 S8$ N8 E16 N24 $ S18 E24 N18 $.

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	11	32	352.00	SF	26.95	26.95	100	1955	1955	3	20	1,897	
2	0681	POLE SHED	0	100	11	32	352.00	SF	15.00	15.00	100	1955	1955	3	20	1,056	
3	0940	SHEDS/PORT	0	100	9	10	90.00	SF	21.30	21.30	100	1993	1993	3	20	383	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
5	0940	SHEDS/PORT	0	0	10	9	90.00	SF	30.00	30.00	100	2000	2000	3	20	540	

LAND DESCRIPTION

TOTAL OB/XF 6,851

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	2.00	AC		1.00	1.00	0.85	35,000.00	29,750.00	59,500							

REVIEW DATE 08/03/2020 BY KBA Total Acres: 2.00 Total Land Value: 59,500 Market: 0 Agricultural: 0 Common: 59,500 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

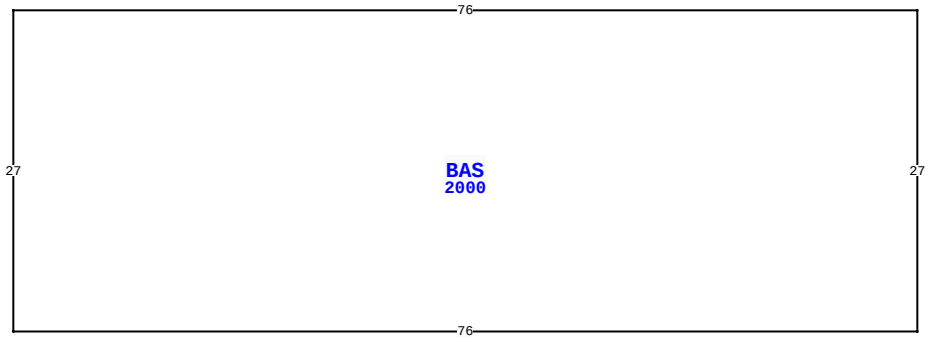
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	89,188
TOTALS	2,052		2,052	89,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	129.3600	90.55	185,809	2000	2000	0	0	0	52.00	48.00

2 M/H 94+ – 0% - 0 Heated Area: 2052 HX Base Yr



375939 KINGS FERRY RD, HILLIARD

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NASSAU COUNTY PROPERTY

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GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S27 E76 N27$.

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: 2.00 Total Land Value: 59,500 Market: 0 Agricultural: 0 Common: 59,500 PRINTED 08/02/2023 BY SYS