PT OF LOTS 6 & 7
IN OR 2364/1992
WATKINS ESTATE PBK O/65

YOUNG SPENCER NEWSOME JR
375763 KINGS FERRY RD
HILLIARD, FL 32046

2023

19-4N-25-4200-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

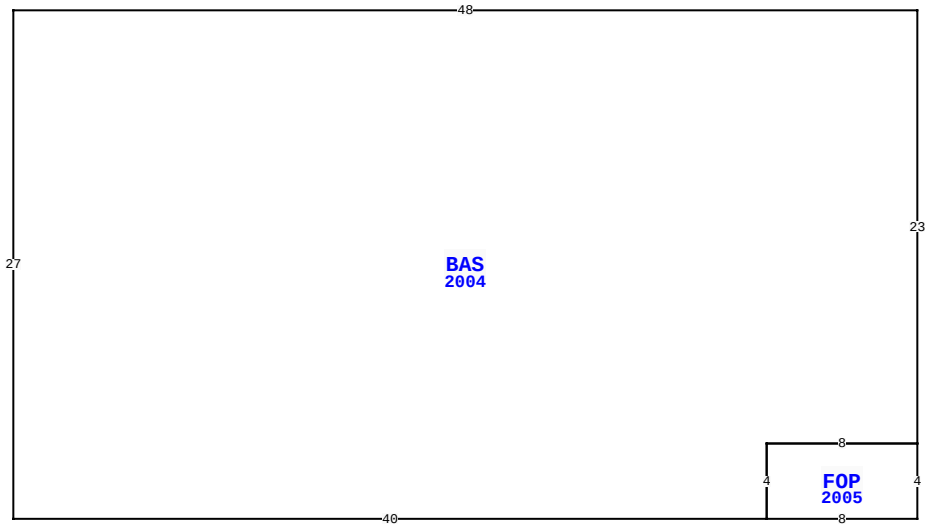
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,264	100	1,264	43,603
FOP	32	30	10	345
TOTALS	1,296		1,274	43,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,274	123.2000	86.24	109,870	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2013 Heated Area: 1264 HX Base Yr 2013



375763 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		43,948
TOTAL MARKET OB/XF VALUE		3,016
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		81,964
SOH/AGL Deduction		36,205
ASSESSED VALUE		45,759
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,759
TOTAL JUST VALUE		81,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4634	MH MOVE-ON	0	07/01/2005
E0515251	ELEC OTHER	0	06/01/2005
M0509901	H/AC	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/1992	5/28/2020	QC	U	I	11	100
GRANTOR: MUSIC MICHAEL ANTHONY						
GRANTEE: YOUNG SPENCER NEWSO						
1799/1743	6/26/2012	WD	U	I	11	100
GRANTOR: OSET MARY HELEN MUSIC						
GRANTEE: MUSIC MICHAEL ANTHO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W48 S27 E40 FOP=[YR=2005] E8 N4 W8 S4$ N4 E8 N23$.

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	1242	WD DECK A	0	100	5	13	65.00	SF	10.00	10.00	100	2005	2005	3	27	176	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	2003	2003	3	22	900	
3	0351	CARPORT MT	0	100	20	18	360.00	SF	3.50	3.50	100	2005	2005	3	27	340	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600	

LAND DESCRIPTION

TOTAL OB/XF 3,016

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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS