

PT OF LOTS 4 & 5
W OF ST RD 115 A
IN OR 401/370

MURPHY PATRICK G & CINDY P
374244 KINGS FERRY ROAD
HILLIARD, FL 32046

2023

25-4N-24-2020-0004-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	09
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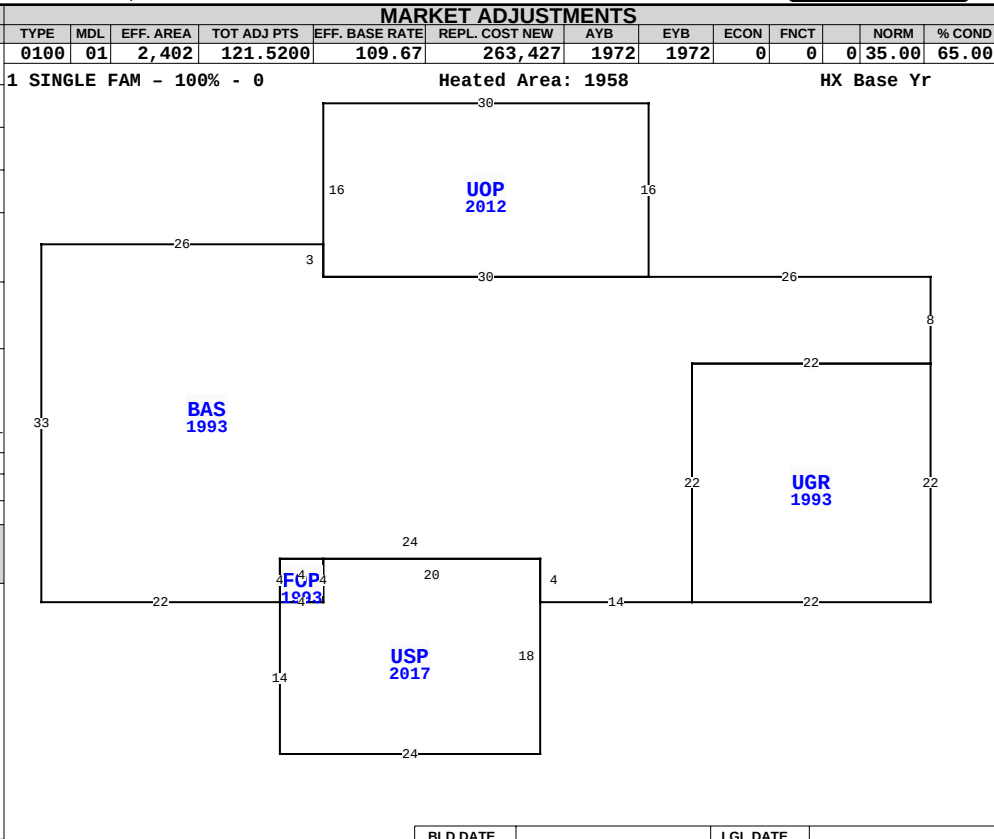
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100	1,958	139,577
FOP	16	30	5	356
UGR	484	45	218	15,540
UOP	480	20	96	6,843
USP	416	30	125	8,911
TOTALS	3,354		2,402	171,228

EXTRA FEATURES		
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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
2	1242	WD DECK A	0 100	0	0	384.00	SF	10.00	10.00	100	2000	2000	3	20	768	

LAND DESCRIPTION			TOTAL OB/XF 768													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.68	AC		1.00	1.00	1.00	25,000.00	25,000.00



374244 KINGS FERRY RD, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				171,228	
TOTAL MARKET OB/XF VALUE				768	
TOTAL LAND VALUE - MARKET				117,000	
TOTAL MARKET VALUE				288,996	
SOH/AGL Deduction				150,995	
ASSESSED VALUE				138,001	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				88,001	
TOTAL JUST VALUE				288,996	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				228,973	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702858	ADDITION	7,576	05/05/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0401/0370	10/01/1983	MS	U	I	
					77,000
GRANTOR:					
GRANTEE:					
0195/0039	1/01/1975	WD	Q	I	43,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W26 UOP=[YR=2012] N16 W30 S16 E30\$ W30 N3 W26 S33 E22 USP=[YR=2017] S14 E24 N18 W20 FOP=[YR=1993] W4 S4 E4 N4\$ S4 W4\$ N4 E24 S4 E14 UGR=[YR=1993] E22 N22 W22 S22\$ N22 E22 N8\$.																