PT OF LOTS 10 & 11
IN OR 952/1939
CORNWALL SURVEY OF

WHITTENBURG SYLVIA N
373168 KINGS FERRY ROAD
HILLIARD, FL 32046

2023

26-4N-24-2020-0010-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

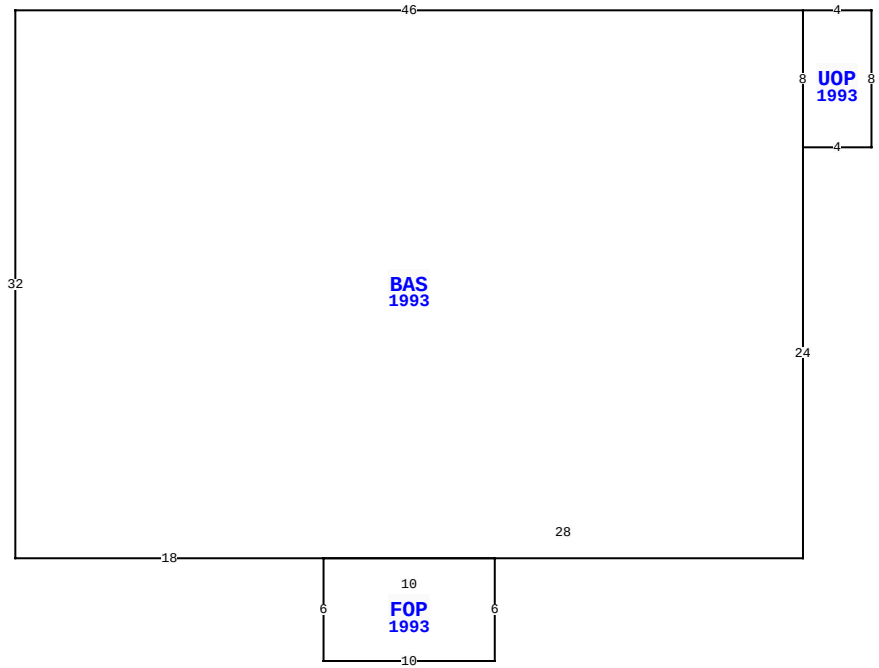
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1,472	78,534
FOP	60	30	18	960
UOP	32	20	6	320
TOTALS	1,564		1,496	79,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,496	88.2300	79.63	119,126	1952	1972	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 0 Heated Area: 1472 HX Base Yr



373168 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		79,814
TOTAL MARKET OB/XF VALUE		1,715
TOTAL LAND VALUE - MARKET		28,500
TOTAL MARKET VALUE		110,029
SOH/AGL Deduction		50,858
ASSESSED VALUE		59,171
TOTAL EXEMPTION VALUE	HX HB	34,171
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		110,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0952/1939	10/09/2000	QC	U	I	01	100
GRANTOR: WHITTENBURG PAUL K						
GRANTEE: WHITTENBURG SYLVIA						
0589/0821	1/26/1990	QC	U	I	01	100
GRANTOR: WHITTENBURG PAUL & SY						
GRANTEE: WHITTENBURG PAUL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S32 E18 FOP=[YR=1993] S6 E10 N6W10$ E28 N24
UOP=[YR=1993] E4 N8 W4S8$ N8$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 1,715

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	000110	C	SFR RURAL	100	0006	OR	187.00	223.00	0.95	AC		1.00	1.00	1.00	30,000.00	30,000.00	28,500							

REVIEW DATE 06/13/2018 BY TWA Total Acres: 0.95 Total Land Value: 28,500 Market: 0 Agricultural: 0 Common: 28,500 PRINTED 08/02/2023 BY SYS