

LOTS 42 & 43 IN OR 2279/1580
PT OF LOTS 40 & 41
CORNWALL SURVEY

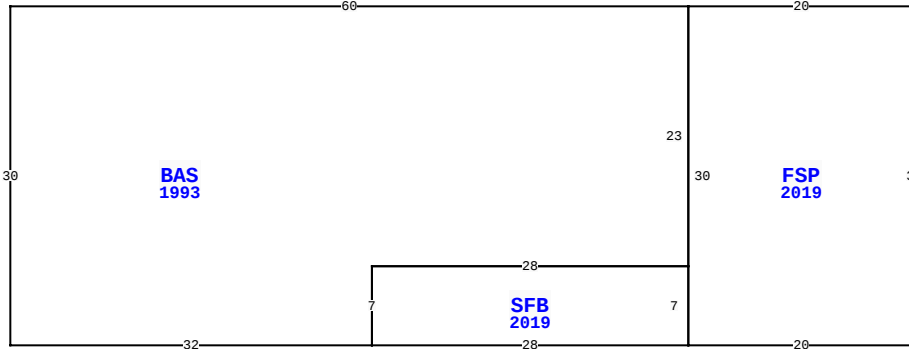
CLARK MATTHEW A & RACHEL
373715 KINGS FERRY ROAD
HILLIARD, FL 32046

2023

26-4N-24-2020-0042-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	30	VINYL 100	0900	01	2,001	98.1666	116.57	233,257	1983	2003	0	0	0	9.25	90.75	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020													Heated Area: 1761													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020													
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 70																											
Interior Floo	11	CLAY TILE 30																											
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																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality			01	Quality Level 01																									
DOR CODE			5000IMPROVED AG																										
MAP NUM																09													
NEIGHBORHOOD/LOC			9001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,604	100	1,604	169,683																									
FSP	600	40	240	25,389																									
SFB	196	80	157	16,608																									
TOTALS			2,400	2,001	211,681																								
EXTRA FEATURES			373715 KINGS FERRY RD, HILLIARD																										
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													
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960														
2	0200	BARN WD 0-	0 100	15	30	450.00	SF	20.00	20.00	100	1988	1988	3	20	1,800														
3	0510	GARAGE WD-	0 100	20	50	1,000.00	SF	35.00	35.00	100	1970	1970	3	20	7,000														
6	0812	CONCRETE C	0 100	0	0	1,220.00	SF	4.00	4.00	100	1983	1983	3	44	2,147														
7	0681	POLE SHED	0 100	50	40	2,000.00	SF	15.00	15.00	100	2020	2020	3	95	28,500														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	0.80	30,000.00	24,000.00	48,000												
2	006005	A	PAST/GRAZE	0	0006		0.00	0.00	12.07	AC		1.00	1.00	1.00	440.00	440.00	5,311												
3	005010	A	SVCE ACRGE	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000												
4	005901	A	HARDWOOD SI	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	225.00	225.00	2,025												
5	009910	M	MKT. VAL. AG	0			0.00	0.00	23.07	AC		1.00	1.00	1.00	14,000.00	14,000.00	322,980												
REVIEW DATE 07/20/2021 BY TWX																	Total Acres: 25.07 Total Land Value: 56,336 Market: 322,980 Agricultural: 8,336 Common: 48,000 PRINTED 08/02/2023 BY SYS												



VALUATION BY										STANDARD																																																											
Tax Group: 4										Tax Dist:																																																											
BUILDING MARKET VALUE										211,681																																																											
TOTAL MARKET OB/XF VALUE										41,407																																																											
TOTAL LAND VALUE - MARKET										370,980																																																											
TOTAL MARKET VALUE										309,424																																																											
SOH/AGL Deduction										188,073																																																											
ASSESSED VALUE										121,351																																																											
TOTAL EXEMPTION VALUE										HX HB 50,000																																																											
BASE TAXABLE VALUE										71,351																																																											
TOTAL JUST VALUE										624,068																																																											
NCON VALUE										0																																																											
INCOME VALUE																																																																					
PREVIOUS YEAR MKT VALUE										247,300																																																											
PERMIT NUM										DESCRIPTION										AMT										ISSUED																																							
20010647										36X48 BARN										0										11/03/2020																																							
5911										XF0B										700										08/07/1989																																							
SALES DATA																																																																					
OFF RECORD Number										DATE										TYPE INST										Q U										V I										RSN CD										SALE PRICE									
2279/1580										5/31/2019										WD										Q										I										02										370,000									
GRANTOR: SARRATT RENEE G																																																																					
GRANTEE: CLARK MATTHEW A & R																																																																					
0540/0386										4/07/1988										WD										Q										V																				15,800									
GRANTOR: CCA																																																																					
GRANTEE: SARRATT RENEE G																																																																					
BUILDING NOTES																																																																					
BUILDING DIMENSIONS																																																																					
FSP=[YR=2019] W20 BAS=[YR=1993] W60 S30 E32 SFB=[YR=2019] E28 N7 W28 S7\$ N7 E28 N23\$ S30 E20 N30\$.																																																																					