PT TRACT 7
IN OR 1010/924
(EX PT IN OR 2594/1905)

GUYNN GERALD J & DAPHNE M
PO BOX 1344
HILLIARD, FL 32046

2023

34-4N-24-2020-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

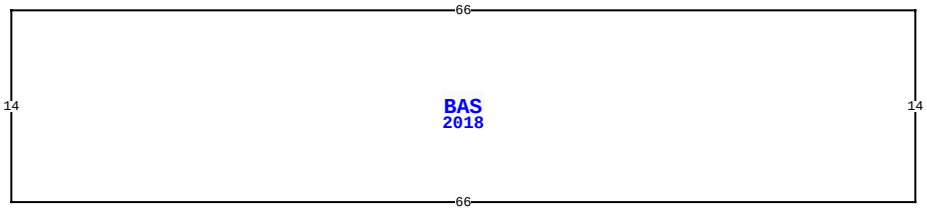
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	18,783
TOTALS	924		924	18,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	96.8000	67.76	62,610	1994	1994	0	0	0	70.00	30.00

2 M/H 94+ – 100% - 2023 Heated Area: 924 HX Base Yr 2023



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		18,783
TOTAL MARKET OB/XF VALUE		24,520
TOTAL LAND VALUE - MARKET		80,400
TOTAL MARKET VALUE		123,703
SOH/AGL Deduction		61,208
ASSESSED VALUE		62,495
TOTAL EXEMPTION VALUE	HX HB DX	42,495
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		123,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017079	SHINGLES	27,275	12/09/2021
MH044461	MH MOVE-ON	0	01/07/2004
B018717	NEW CONSTR	130,671	08/01/2001
B007184	GARAGE	30,000	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1010/0924	10/03/2001	WD	U	V	07	100
GRANTOR: GUYNN DAPHNE M & GERA						
GRANTEE: GUYNN GERALD J & DA						
1001/1122	8/07/2001	WD	U	I	01	100
GRANTOR: GUYNN DAPHNE M & GERA						
GRANTEE: GUYNN GERALD J & DA						

371989 KINGS FERRY RD, HILLIARD

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W66 S14 E66 N14$.

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
3	0810	CONCRETE A	0	100	31	12	372.00	SF	6.50	6.50	100	2000	2000	3	80	1,934	
4	2701	QUONSET GD	0	100	39	29	1,131.00	SF	15.00	15.00	100	2000	2000	3	48	8,143	
5	0511	GARAGE CB-	0	100	30	11	330.00	SF	40.00	40.00	100	2001	2001	3	82	10,824	
9	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2004	2004	3	24	720	
10	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	1995	1995	3	20	613	
11	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	100	2005	2005	3	44	1,584	
12	0752	USP	0	100	18	10	180.00	SF	15.00	15.00	100	1997	1997	3	26	702	

LAND DESCRIPTION

TOTAL OB/XF 24,520

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	2.68	AC		1.00	1.00	1.00	30,000.00	30,000.00	80,400							

REVIEW DATE 11/04/2022 BY WW Total Acres: 2.68 Total Land Value: 80,400 Market: 0 Agricultural: 0 Common: 80,400 PRINTED 08/02/2023 BY SYS