PT OF LOTS 9 & 10 (S-8)
IN OR 1749/474
2008 FLEE DW/MH

RODENBARGER ROBERT S/RODENBARGER FRANCES D
371759 KINGS FERRY RD
HILLIARD, FL 32046

2023

34-4N-24-2020-0009-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

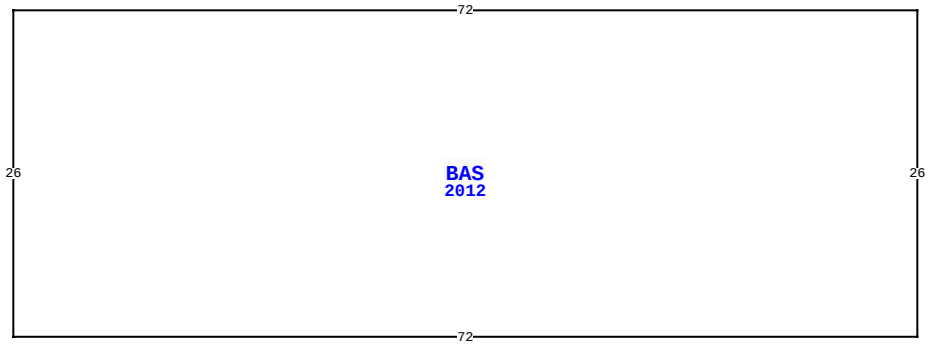
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1,872	108,115
TOTALS	1,872		1,872	108,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,872	128.9200	90.24	168,929	2008	2008	0	0	0	36.00	64.00

2 M/H 94+ – 100% - 2014 Heated Area: 1872 HX Base Yr 2014



371759 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		108,115
TOTAL MARKET OB/XF VALUE		3,255
TOTAL LAND VALUE - MARKET		41,850
TOTAL MARKET VALUE		153,220
SOH/AGL Deduction		61,488
ASSESSED VALUE		91,732
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,732
TOTAL JUST VALUE		153,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008390	24X24 POLE BARN	19,146	06/29/2023
C125442	CO ISSUED	0	10/26/2012
P1216176	NEW CONSTR	0	10/01/2012
MH125442	MH MOVE-ON	0	10/01/2012
M1217680	H/AC	0	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1749/0474	7/28/2011	WD	U	I	38	35,000
GRANTOR: MCCOY ROBERT & JUDITH						
GRANTEE: RODENBARGER ROBERT						
1743/1263	6/20/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MCCOY ROBERT & JUDI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W72 S26 E72 N26$.

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	2008	2008	3	93	3,255	

LAND DESCRIPTION

TOTAL OB/XF 3,255

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	0004	OR	0.00	0.00	1.55	AC		1.00	1.00	0.90	30,000.00	27,000.00	41,850							

REVIEW DATE 09/18/2018 BY TWA Total Acres: 1.55 Total Land Value: 41,850 Market: 0 Agricultural: 0 Common: 41,850 PRINTED 08/02/2023 BY SYS