PT OF LOTS 28 & 29 N OF RD
IN OR 526 PG 420
CORNWALL SURVEY PB 0/31

BRAY J MICHAEL
372138 KINGS FERRY ROAD
HILLIARD, FL 32046

2023

34-4N-24-2020-0029-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

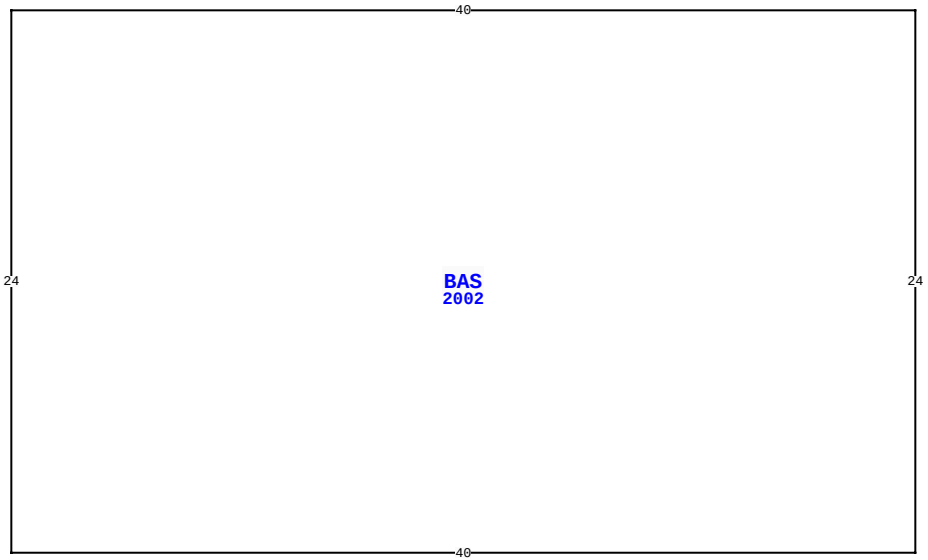
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	35,920
TOTALS	960		960	35,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	116.2000	81.34	78,086	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2003 Heated Area: 960 HX Base Yr 2003



372138 KINGS FERRY RD, HILLIARD

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

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
4	0510	GARAGE WD-	0	100	25	18	450.00	SF	35.00	35.00	100	2005	2005	3	44	6,930	
5	1242	WD DECK A	0	100	15	10	150.00	SF	10.00	10.00	100	2013	2013	3	65	975	
6	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	2013	2013	3	65	1,040	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		35,920
TOTAL MARKET OB/XF VALUE		8,945
TOTAL LAND VALUE - MARKET		50,235
TOTAL MARKET VALUE		95,100
SOH/AGL Deduction		41,949
ASSESSED VALUE		53,151
TOTAL EXEMPTION VALUE	HX HB	28,151
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		95,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16259	ADDITION	15,444	10/01/2005
E15918	ELEC OTHER	500	10/01/2005
MH992670	MH MOVE-ON	0	01/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0526/0420	9/10/1987	FS	U	V		200
GRANTOR: BRAY FRED & MAE O						
GRANTEE: BRAY J MICHAEL						
0449/0206	3/01/1985	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W40 S24 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,945

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		OR	0.00	0.00	1.97	AC		1.00	1.00	0.85	30,000.00	25,500.00	50,235							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.97 Total Land Value: 50,235 Market: 0 Agricultural: 0 Common: 50,235 PRINTED 08/02/2023 BY SYS