

LOTS 35 & 36
OR 508/910 & OR 669/760
CORNWALL SURVEY

PEARCE LINDA G
PO BOX 877
HILLIARD, FL 32046

2023

34-4N-24-2020-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	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	1,065	100	1,065	71,806
FOP	15	30	4	270
FOP	264	30	79	5,326
FST	120	55	66	4,450
UGR	572	45	257	17,328

TOTALS	2,036		1,471	99,181
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0812	CONCRETE C	0 100	0	0	2,416.00	SF	4.00	4.00
5	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00
2	000115	C	SFR ACRES	100			0.00	0.00	19.00

REVIEW DATE	09/18/2018	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,471	116.2800	104.94	154,367	1973	1973	0	0	35.75	64.25
1 SINGLE FAM - 100% - 0											
Heated Area: 1065 HX Base Yr											

372407 KINGS FERRY RD, HILLIARD	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
4	0812	CONCRETE C	0 100	0	0	2,416.00	SF	4.00	4.00	100	1990	1990	3	62	5,992	
5	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10	100	1990	1990	3	20	257	

TOTAL OB/XF										7,964						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00
2	000115	C	SFR ACRES	100			0.00	0.00	19.00	AC		1.00	1.00	0.60	14,000.00	8,400.00

Total Acres: 20.00	Total Land Value: 173,600	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				99,181	
TOTAL MARKET OB/XF VALUE				7,964	
TOTAL LAND VALUE - MARKET				173,600	
TOTAL MARKET VALUE				280,745	
SOH/AGL Deduction				201,855	
ASSESSED VALUE				78,890	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				28,890	
TOTAL JUST VALUE				280,745	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				181,183	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0669/0760	10/30/1992	QC	U	I	06	100	
GRANTOR: PEARCE HOWARD							
GRANTEE: PEARCE HOWARD & L G							
0508/0910	1/20/1987	WD	Q	I		79,500	
GRANTOR: MATHEWS RAYMOND E							
GRANTEE: PEARCE HOWARD & L G							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W38 FST=[YR=1993] W12 FOP=[YR=1993] W12									
UGR=[YR=1993] W26 S22 E26N22\$ S22 E12N22\$ S10 E12N10 \$ S10									
W12 S14 E26 FOP=[YR=1993] E5 N3 W5S3\$ N3 E5 S3 E19 N24\$.									