



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 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1,024	94,048
FOP	200	30	60	5,511
FSP	360	40	144	13,226
FUS	1,024	100	1,024	94,048

TOTALS	2,608		2,252	206,832
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0510	GARAGE WD-	0 100	25	25	625.00	SF	28.00	
4	0810	CONCRETE A	0 100	0	0	231.00	SF	3.25	
5	1242	WD DECK A	0 100	0	0	705.00	SF	10.00	

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	4.36

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,252	110.6175	99.83	224,817	2000	2005	0	0	0	8.00	92.00	
1 SINGLE FAM - 100% - 2017 Heated Area: 2048 HX Base Yr 2017													

377440 KINGS FERRY RD, HILLIARD				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
625.00	SF	28.00	28.00	100	2001	2001	3	30	5,250	
231.00	SF	3.25	3.25	100	2002	2002	3	83	623	
705.00	SF	10.00	10.00	100	2003	2003	3	22	1,551	

TOTAL OB/XF													
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
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.36	AC		1.00	1.00

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					206,832				
TOTAL MARKET OB/XF VALUE					7,424				
TOTAL LAND VALUE - MARKET					78,480				
TOTAL MARKET VALUE					292,736				
SOH/AGL Deduction					110,089				
ASSESSED VALUE					182,647				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					127,647				
TOTAL JUST VALUE					292,736				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					242,513				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2217220	REPAIR/RRF	10,925	11/21/2022
M004183	H/AC	0	03/01/2000
B996657	NEW CONSTR	93,000	12/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2565/0211	5/23/2022	FJ	U	I	11	0	
GRANTOR: GOREY TRACY							
GRANTEE: GOREY ROBERT JR							
2050/0393	5/27/2016	SW	U	I	12	140,100	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: GOREY ROBERT WILLIA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2004] W36 S10 BAS=[YR=2000] S28 FOP=[YR=2000] S6E36 N6 W14 S2 W8 N2 W14\$ E14 S2 E8 N2 E14 N28 W36\$ E36 N10\$ PTR=E15 FUS=[YR=2000] E36 S28 W14 S2 W8 N2 W14 N28 \$ W15 \$.									