

LOTS 1,2,3 PT LOT 4 BLK 6,
LOTS 1,2,3,4 BLK 1
TOWN OF KINGS FERRY PBK 0/64 &

FIN HOMES LLC/STOKES CHERYL H
13361 ATLANTIC BLVD
JACKSONVILLE, FL 32225

2023

49-4N-25-4260-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	08 WD ON PLY 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 60
Interior Wall	08 DECORATIVE 40
Interior Floor	12 HARDWOOD 90
Interior Floor	13 LVT/LAMMT 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100
Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 05
NEIGHBORHOOD/LOC	5003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	658	100	658	79,287
BAS	1,658	100	1,658	199,783
FOP	320	30	96	11,568
FOP	581	30	174	20,966
FOP	320	30	96	11,568
FSP	121	40	48	5,784
FUS	800	100	800	96,397
TOTALS	4,458		3,530	425,352

EXTRA FEATURES	
L N	OB/XF CODE
1	0866
5	0504
7	0303
9	0525
10	0303
11	0310
12	0855
13	0855
14	0855
15	0462

LAND DESCRIPTION	
L N	USE CODE
1	000132
2	000000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,530	123.3720	146.50	517,145	1900	2000	0	0	17.75	82.25
1 SNGL FAM - 0% - 2023											
Heated Area: 3116											
HX Base Yr											

4969 BAILEY HADDOCK LN, HILLIARD				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
774.00	SF	72.00	72.00	100	1980	1980	3	20	11,146		
1.00	UT	2,000.00	2,000.00	100	1960	1960	3	23	460		
120.00	SF	26.00	26.00	100	2003	2003	3	36	1,123		
1.00	UT	7,500.00	7,500.00	100	2005	2005	3	44	3,300		
180.00	SF	26.00	26.00	100	2023	2010		64	2,995		
30.00	LF	115.00	115.00	100	2023	2010		50	1,725		
315.00	SF	10.00	10.00	100	2023	2022		100	3,150		
600.00	SF	10.00	10.00	100	2023	2022		100	6,000		
3,130.00	SF	10.00	10.00	100	2023	2020		99	30,987		
672.00	SF	10.00	10.00	100	2023	2022		100	6,720		

TOTAL OB/XF											
67,606											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	SFR RIVER	0		OR	0.00	0.00	2.00	LT	
2	000000	C	VAC RES	0			0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		425,352			
TOTAL MARKET OB/XF VALUE		79,106			
TOTAL LAND VALUE - MARKET		330,000			
TOTAL MARKET VALUE		834,458			
SOH/AGL Deduction		0			
ASSESSED VALUE		834,458			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		834,458			
TOTAL JUST VALUE		834,458			
NCON VALUE		63,077			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		612,985			

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