BLOCK 8 LOTS 1 & 2
IN OR 2209/424
ESMT OR 2211/1822

GUINN THOMAS & CYNTHIA
378003 KINGS FERRY ROAD
HILLIARD, FL 32046

2023

49-4N-25-4260-0008-0010

BUILDING CHARACTERISTICS

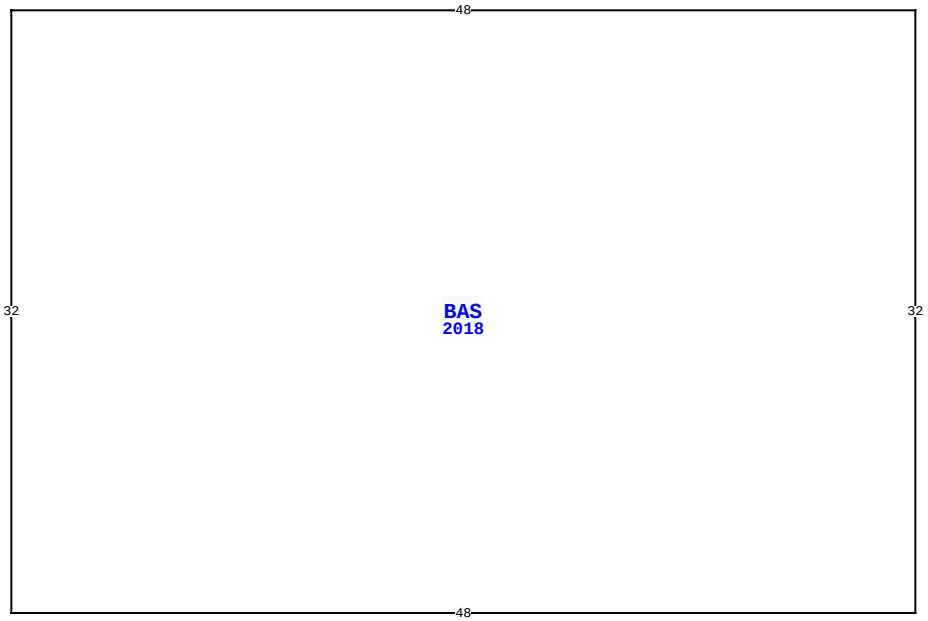
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1,536	141,689
TOTALS	1,536		1,536	141,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,536	138.7200	97.10	149,146	2018	2018	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2019 Heated Area: 1536 HX Base Yr 2019



378003 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		141,689
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		176,689
SOH/AGL Deduction		68,255
ASSESSED VALUE		108,434
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,434
TOTAL JUST VALUE		176,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010045	CO ISSUED	0	10/03/2018
18005733	MH MOVE-ON	0	08/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2209/0424	6/29/2018	WD	Q	V	01	20,000
GRANTOR: HILL JONATHAN H JR						
GRANTEE: GUINN THOMAS & CYNT						
2065/1730	7/28/2016	PR	U	V	19	100
GRANTOR: HILL JONATHAN H JR P/						
GRANTEE: HILL JONATHAN H JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W48 S32 E48 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/13/2018 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS