BLKS 20,21,23 & PT OF BLKS
19,22,24,25, PT ABND R/W'S &
PT WILLIAM DRUMMOND GRANT

WOODLE CARL H & JOYCE M REV TRUST/WOODLE CARL H TR
49100 KINGS FERRY CEMETERY LN
HILLIARD, FL 32046

2023

49-4N-25-4260-0010-0020

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 60
Interior Floo	08	SHT VINYL 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

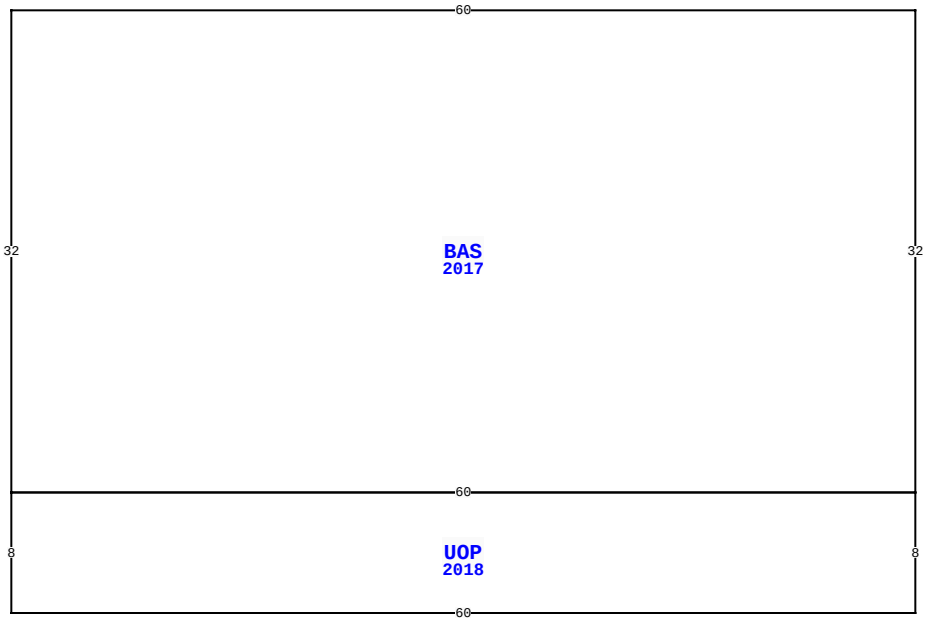
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	145,222
UOP	480	20	96	7,261
TOTALS	2,400		2,016	152,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,016	102.9000	77.18	155,595	2017	2017	0	0	0	2.00	98.00

1 SFR MODULR – 100% - 2018 Heated Area: 1920 HX Base Yr 2018



49100 KINGS FERRY CEMETERY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2019 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		166,615
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		154,760
TOTAL MARKET VALUE		212,311
SOH/AGL Deduction		44,839
ASSESSED VALUE		167,472
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,472
TOTAL JUST VALUE		321,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003140	GARAGE	37,875	07/01/2017
MH172881	MH MOVE-ON	0	06/26/2017
1702881	MH MOVE-ON	0	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2294/0377	7/25/2019	WD	U	I	11	100
GRANTOR: WOODLE CARL H JR & JO						
GRANTEE: WOODLE CARL H & JOY						
2108/1308	3/23/2017	QC	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: WOODLE CARL H JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W60 S32 UOP=[YR=2018] S8 E60 N8 W60$ E60 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	005000	C	RURAL HOME	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005401	A	TIMB2-1 SI	0			0.00	0.00	12.97	AC		1.00	1.00	1.00	790.00	790.00	10,246							
3	005901	A	HARDWOOD SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	225.00	225.00	450							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	14.97	AC		1.00	1.00	1.00	8,000.00	8,000.00	119,760							

REVIEW DATE 12/13/2018 BY KB Total Acres: 15.97 Total Land Value: 45,696 Market: 119,760 Agricultural: 10,696 Common: 35,000 PRINTED 08/02/2023 BY SYS

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19,22,24,25, PT ABND R/W'S &
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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

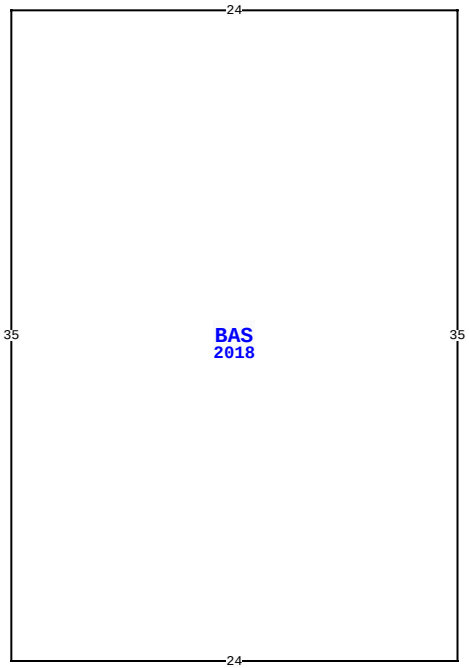
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	14,132
TOTALS	840		840	14,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	50.6000	17.71	14,876	2017	2017	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2018 Heated Area: 840 HX Base Yr 2018



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2108/1308	3/23/2017	QC	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: WOODLE CARL H JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 S35 E24 N35$.

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

REVIEW DATE 12/13/2018 BY KB Total Acres: 15.97 Total Land Value: 45,696 Market: 119,760 Agricultural: 10,696 Common: 35,000 PRINTED 08/02/2023 BY SYS