PT ZACHARIAH HADDOCK GRANT
SEC 50-4N-25E IN OR 768/1765
{R672588}

BRANDIES APRIL D
377219 KINGS FERRY RD
HILLIARD, FL 32046

2023

50-4N-25-0000-0001-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

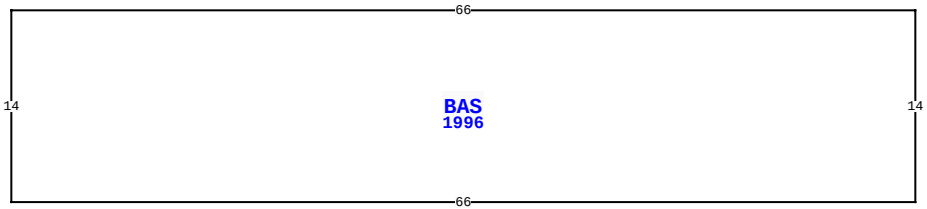
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	19,388
TOTALS	924		924	19,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	107.6000	69.94	64,625	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	19,388
TOTAL MARKET OB/XF VALUE	1,748
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	56,136
SOH/AGL Deduction	1,456
ASSESSED VALUE	54,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,680
TOTAL JUST VALUE	56,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,709

BLDG:1:4: 1988 OCIL (1997)
BLDG:1:3: RP: 672588
XFOB:1:1: ALL XFOB'S ARE ATTACHED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1950/1554	12/04/2014	FJ	U	I	11	0
GRANTOR: BRANDIES CHAD T						
GRANTEE: BRANDIES APRIL D						
0768/1765	8/20/1996	QC	U	V	01	100
GRANTOR: PICKETT EDWARD LAVERN						
GRANTEE: BRANDIES CHAD T & A						

377219 KINGS FERRY RD, HILLIARD

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

BUILDING NOTES

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
1	0681	POLE SHED	0	0	12	12	144.00	SF	15.00	15.00	100	2000	2000	3	29	626	
2	0681	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	100	2000	2000	3	29	522	
3	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	2000	2000	3	20	600	

BUILDING DIMENSIONS

BAS=[YR=1996] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 1,748

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	0	0006		0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/28/2023 BY KWX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS