PT OF NE1/4 OF SEC 4-3N-24E
IN OR 2435/1221
(EX DAVIS ACRES PB 5/58 &

DAVIS JOHN K & MELISSA A
37909 KINGS FERRY ROAD
HILLIARD, FL 32046

2024

04-3N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

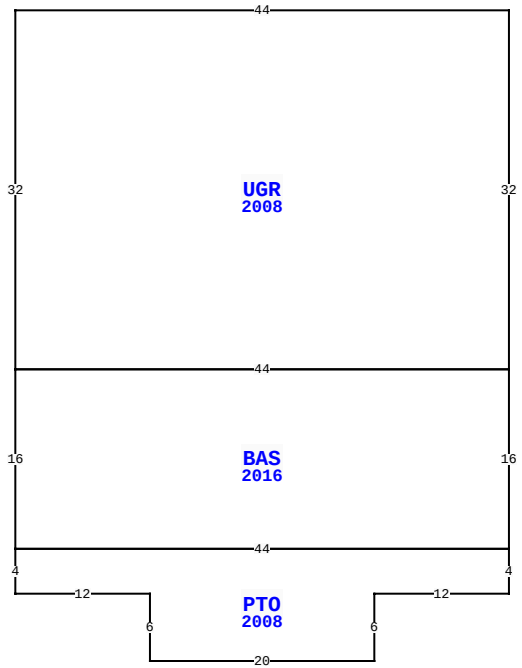
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	704	66,650
PTO	296	5	15	1,420
UGR	1,408	45	634	60,023
TOTALS	2,408		1,353	128,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,353	107.7336	102.35	138,480	2008	2008	0	0	0	7.50	92.50

2 SINGLE FAM – 100% - 2017 Heated Area: 704 HX Base Yr 2017



37909 KINGS FERRY RD, HILLIARD

BLD DATE	12/31/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		128,094
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		143,430
TOTAL MARKET VALUE		160,303
SOH/AGL Deduction		57,895
ASSESSED VALUE		102,408
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,408
TOTAL JUST VALUE		271,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20785	ELEC OTHER	1,995	05/01/2008
B21211	AG BARN	0	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2435/1221	2/19/2021	QC	U	I	11	100
GRANTOR: DAVIS JOHN K & MELISS						
GRANTEE: DAVIS JOHN K & MELI						
1977/0218	4/27/2015	DG	U	I	11	100
GRANTOR: DAVIS JAMES F						
GRANTEE: DAVIS JOHN KYLE						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2008] W44 S32 BAS=[YR=2016] S16 PTO=[YR=2008] S4 E12 S6 E20 N6 E12 N4 W44$ E44 N16 W44$ E44 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		OR	450.00	200.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	5.97	AC		1.00	1.00	1.00	370.00	370.00	2,209							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.97	AC		1.00	1.00	1.00	19,000.00	19,000.00	113,430							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 6.97 Total Land Value: 32,209 Market: 113,430 Agricultural: 2,209 Common: 30,000 PRINTED 08/06/2024 BY SYS