

PT OF SEC 4-3N-24E
IN OR 2331/240
ESMT IN OR 2499-1988

QUINIF EVAN & PAYTON
37841 KINGS FERRY RD
HILLIARD, FL 32046

2024

04-3N-24-0000-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,429	100	2,429	306,970
FGR	550	55	302	38,166
FOP	210	30	63	7,962
FOP	312	30	94	11,879
TOTALS	3,501		2,888	364,977

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021
2	0811	CONCRETE B	0 100	0	0	901.00	SF	5.20	5.20	100	2021
3	0680	POLE SHED	0 100	48	30	1,440.00	SF	10.00	10.00	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.20	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,888	101.7127	127.14	367,180	2021	2021	0	0	0.60	99.40
1 SNGL FAM - 100% - 2023											
Heated Area: 2429											
HX Base Yr 2023											
37841 KINGS FERRY RD, HILLIARD											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		364,977	
TOTAL MARKET OB/XF VALUE		22,503	
TOTAL LAND VALUE - MARKET		98,800	
TOTAL MARKET VALUE		486,280	
SOH/AGL Deduction		36,292	
ASSESSED VALUE		449,988	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		399,988	
TOTAL JUST VALUE		486,280	
NCON VALUE		14,400	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		455,519	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010345	POLE BARN	47,865	08/11/2023
20010802	CO ISSUED	0	12/28/2021
21004739	NEW CONSTR	335,788	04/16/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2331/0240	1/09/2020	WD	Q	V	01
GRANTOR: DAVIS JOHN KYLE & MEL					
GRANTEE: QUINAF EVAN & PAYTO					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2021] W24 S22 FOP=[YR=2021] W39 BAS=[YR=2021] N5 W16 S32 E6 S5 E19 S7 FOP=[YR=2021] S7 E30 N7 W30\$ E30 N7 E19 N5 E5 N27 W13 S2 W11 S6 W39 N8\$ S8 E39 N8\$ S2 E11 N2 E13 N22\$.											