IN OR 2402/1165
1986 GUER DWMH

CASON JAMES & MONICA
37775 KINGS FERRY RD
HILLIARD, FL 32046

2024

04-3N-24-0000-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

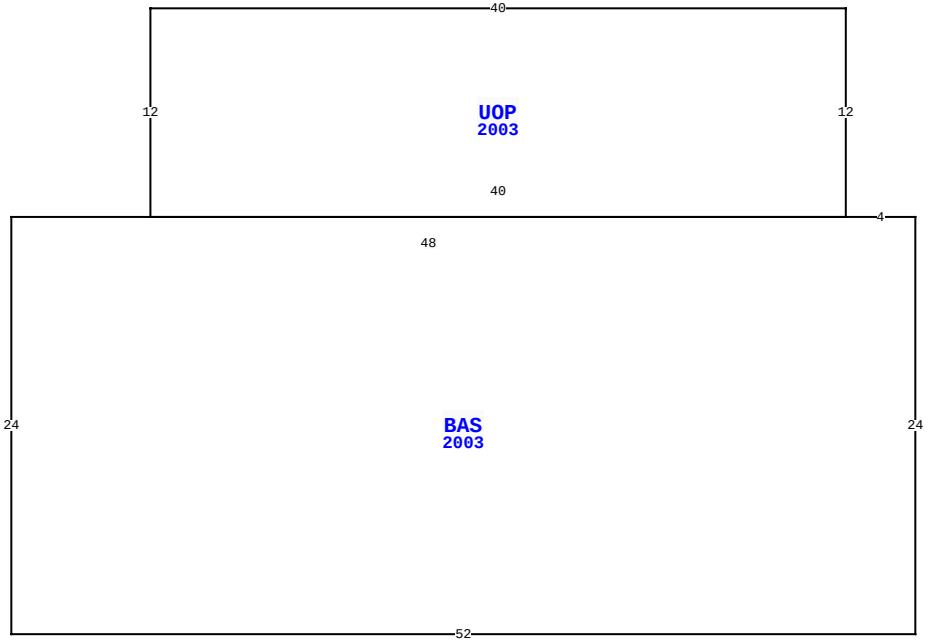
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	51,493
UOP	480	25	120	4,951
TOTALS	1,728		1,368	56,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,368	122.8000	85.96	117,593	1986	2001	0	0	0	52.00	48.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



37827 KINGS FERRY RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	56,445
TOTAL MARKET OB/XF VALUE	11,058
TOTAL LAND VALUE - MARKET	102,750
TOTAL MARKET VALUE	170,253
SOH/AGL Deduction	32,096
ASSESSED VALUE	138,157
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,157
TOTAL JUST VALUE	170,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2402/1165	10/09/2020	WD	Q	I	02	127,500
GRANTOR: LOWDENSLAGER VERNON E						
GRANTEE: CASON JAMES & MONIC						
1347/1329	9/06/2005	WD	Q	I		97,500
GRANTOR: FRANKLIN MONICA M						
GRANTEE: LOWDENSLAGER VERNON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W4 UOP=[YR=2003] N12 W40 S12 E40$ W48 S24 E52 N24$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1995	1995	3	20	160	
3	0350	CARPORT WD	0	0	20	10	200.00	SF	9.75	9.75	100	2005	2005	3	24	468	
4	0510	GARAGE WD-	0	0	20	20	400.00	SF	26.25	26.25	100	2007	2007	3	48	5,040	
5	0681	POLE SHED	0	0	20	10	200.00	SF	11.25	11.25	100	2007	2007	3	48	1,080	
6	1242	WD DECK A	0	0	0	0	340.00	SF	10.00	10.00	100	2014	2014	3	65	2,210	

LAND DESCRIPTION

TOTAL OB/XF 11,058

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	4.11	AC		1.00	1.00	1.00	25,000.00	25,000.00	102,750							

REVIEW DATE 09/18/2019 BY TWA Total Acres: 4.11 Total Land Value: 102,750 Market: 0 Agricultural: 0 Common: 102,750 PRINTED 08/06/2024 BY SYS