

IN OR 1650/307
ESMT OR 1629/1896

CASON MONICA F SELDOMRIDGE
37725 KINGS FERRY ROAD
HILLIARD, FL 32046

2024

04-3N-24-0000-0001-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

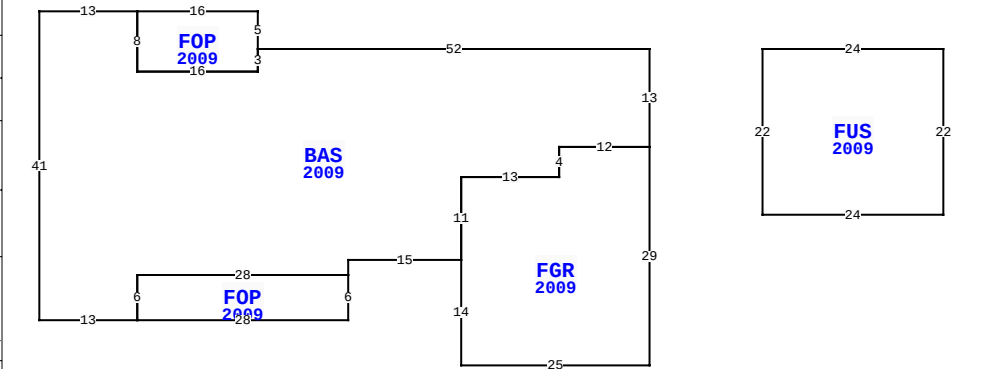
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,122	100	2,122	291,244
FGR	673	55	370	50,783
FOP	128	30	38	5,215
FOP	168	30	50	6,863
FUS	528	100	528	72,468
TOTALS	3,619		3,108	426,573

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0940	SHEDS/PORT	0	100	20	12	
3	0812	CONCRETE C	0	100	0	0	
4	0810	CONCRETE A	0	100	0	0	
5	1242	WD DECK A	0	100	0	0	

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	0006	OR	0.00	0.00	1.00	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	3,108	117.4932	146.87	456,472	2009	2009	0	0	6.55	93.45
1 SNGL FAM - 100% - 2010 Heated Area: 2650 HX Base Yr 2010											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU
37725 KINGS FERRY RD, HILLIARD			

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		426,573	
TOTAL MARKET OB/XF VALUE		16,358	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		472,931	
SOH/AGL Deduction		280,403	
ASSESSED VALUE		192,528	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		142,528	
TOTAL JUST VALUE		472,931	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		454,430	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22672	CO ISSUED	0	11/01/2009
M14839	MECH OTHER	0	09/01/2009
E21962	ELEC OTHER	4,000	07/01/2009
B22672	NEW CONSTR	205,458	07/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1650/0307	11/23/2009	WD	U	I	30
GRANTOR: L & B LANDS INC					
GRANTEE: SELDOMRIDGE MONICA					
1634/0941	8/11/2009	WD	U	V	11
GRANTOR: FRANKLIN MONICA M					
GRANTEE: L & B LANDS INC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W52 FOP=[YR=2009] N5 W16 S8 E16 N3\$ S3 W16 N8 W13 S41 E13 FOP=[YR=2009] E28 N6 W28 S6\$ N6 E28 N2 E15 FGR=[YR=2009] S14 E25 N29 W12 S4 W13 S11\$ N11 E13 N4 E12 N13\$ PTR= E15 FUS=[YR=2009] E24 S22 W24 N22\$ W15\$.											