PT OF NE1/4 OF SEC 4-3N-24E
IN OR 2551/628

EDDY FAMILY REV TRUST AGMT/EDDY JOSEPH C TRUSTEE
371001 KINGS FERRY RD
HILLIARD, FL 32046

2024

04-3N-24-0000-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	01	Quality Level 01

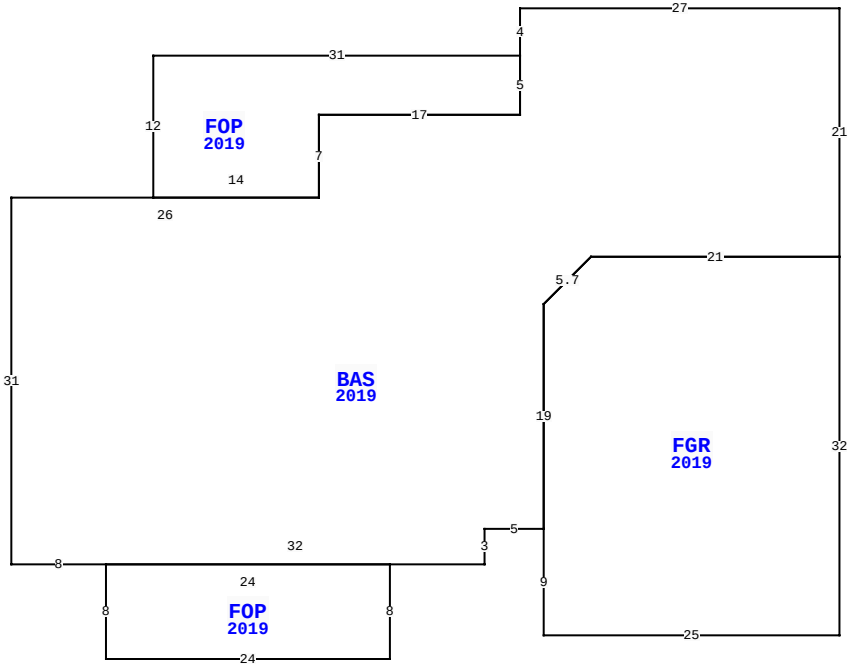
DOR CODE 5400 TIMBERLAND 90+
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,064	100	2,064	240,009
FGR	792	55	436	50,700
FOP	192	30	58	6,744
FOP	253	30	76	8,838
TOTALS	3,301		2,634	306,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,634	95.9040	119.88	315,764	2019	2019	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 2064 HX Base Yr 2020



371001 KINGS FERRY RD, HILLIARD

BLD DATE		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		342,616
TOTAL MARKET OB/XF VALUE		22,368
TOTAL LAND VALUE - MARKET		231,000
TOTAL MARKET VALUE		430,824
SOH/AGL Deduction		225,968
ASSESSED VALUE		204,856
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,856
TOTAL JUST VALUE		595,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007646	CO ISSUED	0	07/18/2019
19000756	GARAGE	76,480	01/24/2019
19000507	NEW CONSTR	251,729	01/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2551/0628	3/30/2022	WD	U	I	11	100
GRANTOR: EDDY JOSEPH C & DEE A						
GRANTEE: EDDY FAMILY REV TRU						
2219/0479	8/23/2018	WD	Q	V	02	125,000
GRANTOR: DAVIS JOHN KYLE						
GRANTEE: EDDY JOSEPH C & DEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W27 S4 FOP=[YR=2019] W31 S12 E14 N7 E17 N5$ S5 W17 S7 W26 S31 E8 FOP=[YR=2019] S8 E24 N8 W24$ E32 N3 E5 FGR=[YR=2019] S9 E25 N32 W21 D4 L4 S19$ N19 U4 R4 E21 N21$.

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	0812	CONCRETE C	0	100	0	0	5,706.00	SF	4.00	4.00	100	2019	2019	3	98	22,368	

LAND DESCRIPTION

TOTAL OB/XF 22,368

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	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	730.00	730.00	5,840							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 09/27/2019 BY TW Total Acres: 10.00 Total Land Value: 65,840 Market: 171,000 Agricultural: 5,840 Common: 60,000 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

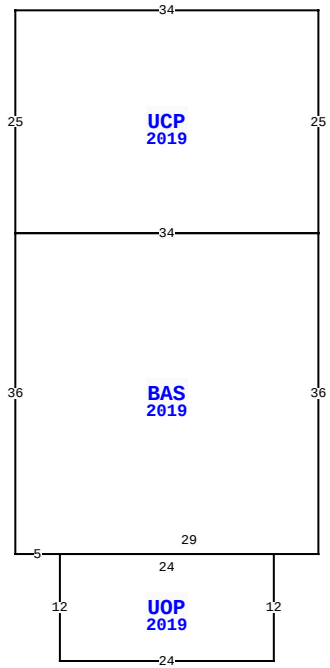
DOR CODE 5400 TIMBERLAND 90+
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1,224	30,621
UCP	850	20	170	4,253
UOP	288	20	58	1,451
TOTALS	2,362		1,452	36,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,452	74.4600	26.06	37,839	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2020 Heated Area: 1224 HX Base Yr 2020



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2219/0479	8/23/2018	WD	Q	V	02	125,000
GRANTOR: DAVIS JOHN KYLE						
GRANTEE: EDDY JOSEPH C & DEE						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2019] W34 S25 BAS=[YR=2019] S36 E5 UOP=[YR=2019] S12 E24 N12 W24$ E29 N36 W34$ E34 N25$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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