

PT SE1/4 OF NE1/4 PAR 3 & 3-2
& PT NE1/4 OF SE1/4 PAR 3-1 &
3-2 IN OR 2052/199

MARGRETTA MARGARET & JESSE B
37713 KINGS FERRY RD
HILLIARD, FL 32046

2024

04-3N-24-0000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	06	CUST PANEL 40
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	6001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,758	100	1,758	127,072
FST	210	55	116	8,385
UCP	240	20	48	3,470
UOP	200	20	40	2,891
USP	300	30	90	6,505
USP	192	30	58	4,192

TOTALS	2,900		2,110	152,515
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	
2	0510	GARAGE WD-	0 100	30	26	780.00	SF	87.50	87.50	
3	0810	CONCRETE A	0 100	30	15	450.00	SF	6.50	6.50	
4	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000115	C	SFR ACRES	100	0006	A-1	0.00	0.00	5.70	AC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,110	126.8120	120.47	254,192	1963	1963	0	0	0 40.00	60.00	
1 SINGLE FAM - 100% - 2019 Heated Area: 1758 HX Base Yr 2019												

37713 KINGS FERRY RD, HILLIARD												
BLD DATE				LGL DATE				05/22/2023 MLU				
XF DATE				LAND DATE								
INC DATE				AG DATE								

NASSAU COUNTY PROPERTY												
PAGE 1 of 1												
VALUATION SUMMARY												
STANDARD												
VALUATION BY												
Tax Group: 3 Tax Dist:												
BUILDING MARKET VALUE												
152,515												
TOTAL MARKET OB/XF VALUE												
27,090												
TOTAL LAND VALUE - MARKET												
108,300												
TOTAL MARKET VALUE												
287,905												
SOH/AGL Deduction												
125,516												
ASSESSED VALUE												
162,389												
TOTAL EXEMPTION VALUE												
HX HB 50,000												
BASE TAXABLE VALUE												
112,389												
TOTAL JUST VALUE												
287,905												
NCON VALUE												
0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												
265,097												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120020	REPAIR/RRF	8,100	03/08/2012
8340	ADDITION	37,000	08/28/1992
	ADDITION	4,792	12/02/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2052/0199	6/03/2016	WD	Q	I	01	167,500			
GRANTOR: BARBER CHONG P									
GRANTEE: MARGRETTA MARGARET									
0507/0732	1/06/1987	MS	U	I		65,000			
GRANTOR: MILLER PATRICIA JOAN									
GRANTEE: BARBER FRED & CHONG									

BUILDING NOTES												
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BUILDING DIMENSIONS												
UOP=[YR=1993] W28 USP=[YR=2016] N11 W12 BAS=[YR=1993] W23 S16 W9 S25 UCP=[YR=1993] S12 E20 USP=[YR=1993] E25 N12 W25 S12\$ N12 W20\$ E64 N15 FST=[YR=1993] N10 W21 S10 E21\$ W21 N10 W11 N16\$ S16 E12 N5\$ S5 E20 S10 E6 N10 E2 N5\$.												