



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 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	1. 1. 100	
Units	0 100	
BUD\$ Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100	1,988	190,151
FGR	552	55	304	29,078
FOP	32	30	10	956
UOP	284	20	57	5,452
USP	672	30	202	19,321
TOTALS	3,528		2,561	244,958

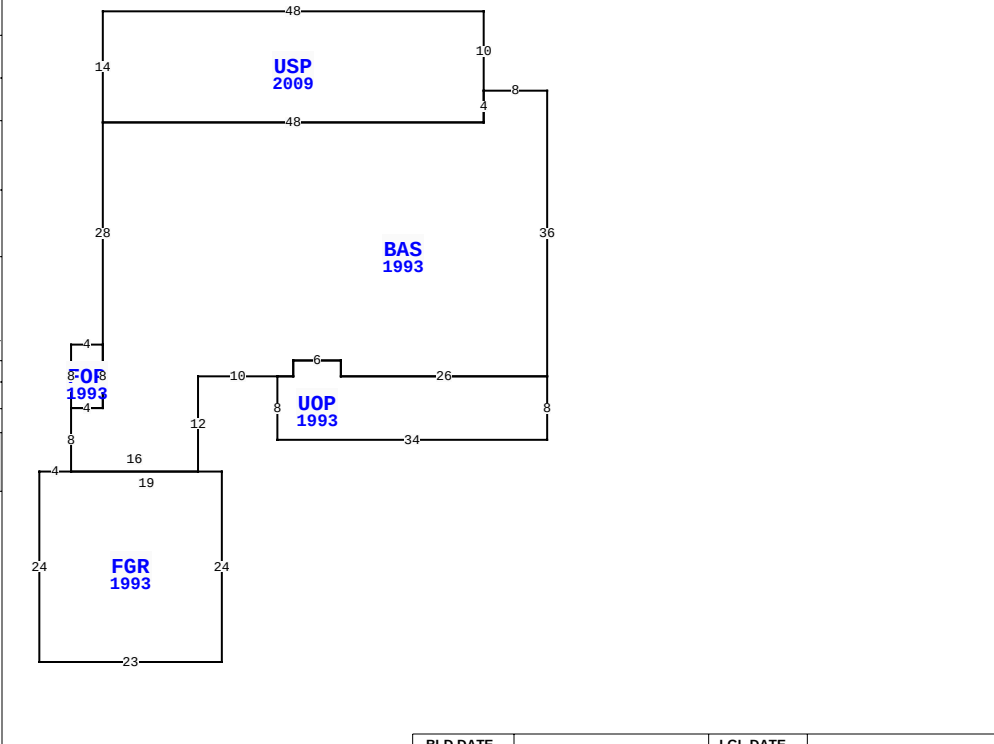
EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	1242	WD DECK A	0 100	16	4	64.00	SF	7.50	7.50	100	1994	1994	3	20	96	
3	1242	WD DECK A	0 100	12	7	84.00	SF	7.50	7.50	100	2000	2000	3	20	126	
4	0812	CONCRETE C	0 100	0	0	1,573.00	SF	4.00	4.00	100	2000	2000	3	79	4,971	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

REVIEW DATE	07/25/2024	BY	WWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,561	94.3488	117.94	302,044	1978	1978	0	0	0 18.90	81.10
1 SNGL FAM - 100% - 2002											
Heated Area: 1988											
HX Base Yr 2002											



37661 KINGS FERRY RD, HILLIARD

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											
6,821											

Total Acres: 2.50	Total Land Value: 62,500	Market: 0	Agricultural: 0	Common: 62,500
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		244,958	
TOTAL MARKET OB/XF VALUE		6,821	
TOTAL LAND VALUE - MARKET		62,500	
TOTAL MARKET VALUE		314,279	
SOH/AGL Deduction		168,126	
ASSESSED VALUE		146,153	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		96,153	
TOTAL JUST VALUE		314,279	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,949	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0908085	ELEC OTHER	0	08/10/2009
93050747	ADDITION	11,300	05/31/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
0983/1256	4/27/2001	WD	Q	I	
GRANTOR: BLANKENSHIP CHARLES I					SALE PRICE
GRANTEE: BAILEY LUCIAN JR &					146,800
0857/0113	11/30/1998	WD	Q	I	
GRANTOR: MOODY CYNTHIA L					120,000
GRANTEE: BLANKENSHIP CHARLES					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W8 USP=[YR=2009] N10 W48 S14 E48 N4\$ S4 W48 S28		
FOP=[YR=1993] W4 S8 E4 N8\$ S8 W4 S8 FGR=[YR=1993] W4 S24		
E23 N24 W19\$ E16 N12 E10 UOP=[YR=1993] S8E34 N8 W26 N2 W6 S2		
W2\$ E2 N2 E6 S2 E26 N36\$.		