

PT SW1/4 OF NE1/4 &
PT SE1/4 OF NE1/4 OF
SEC 4-3N-24E IN OR 2649/1014

KINGS CROSSING LLC
1886 S 14TH ST SUITE 3
FERNANDINA BEACH, FL 32034

2024

04-3N-24-0000-0004-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	03	MASONRY 100
Stories	0	0 100
Units	0	0 100
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	1,446	100	1,446	98,780
FCP	280	25	70	4,782
FOP	166	30	50	3,416
FST	120	55	66	4,509
UST	80	45	36	2,459

TOTALS	2,092		1,668	113,946
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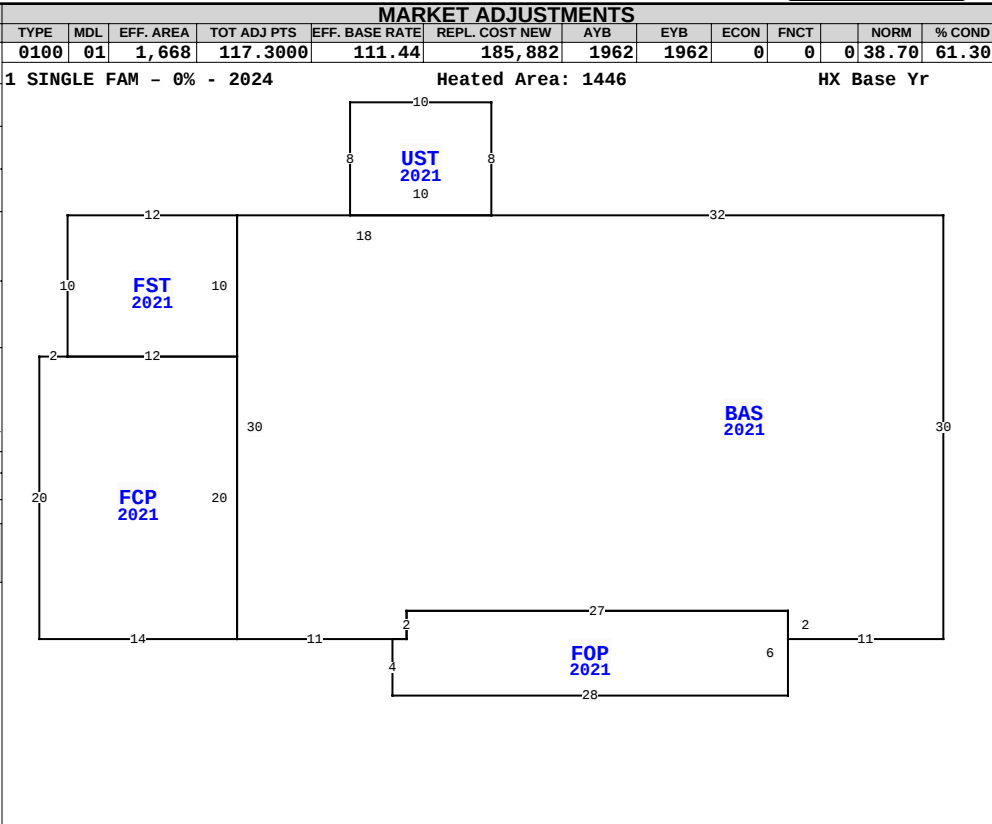
EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0511	GARAGE CB-	0	0	30	20	600.00	SF	40.00	40.00	100	1980	1980	3	32.5	7,800	
3	0681	POLE SHED	0	0	21	20	420.00	SF	15.00	15.00	100	1990	1990	3	20	1,260	
4	0754	FOP	0	0	20	4	80.00	SF	15.00	15.00	100	1980	1980	3	20	240	
5	0810	CONCRETE A	0	0	0	0	149.00	SF	6.50	6.50	100	2005	2005	3	86	833	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	4.47	AC		1.00	1.00	0.80	25,000.00	20,000.00	89,400							
2	009630	C	SWAMP	0					1.00	AC		1.00	1.00	1.00	500.00	500.00	500							

REVIEW DATE	03/18/2024	BY	WWA	Total Acres:	5.47	Total Land Value:	89,900	Market:	0	Agricultural:	0	Common:	89,900	PRINTED 08/06/2024 BY SYS
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37652 KINGS FERRY RD, HILLIARD	BLD DATE		LGL DATE		05/22/2023	MLU
	XF DATE		LAND DATE			
	INC DATE		AG DATE			

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TOTAL OB/XF

TOTAL OB/XF	11,761
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		113,946
TOTAL MARKET OB/XF VALUE		11,761
TOTAL LAND VALUE - MARKET		89,900
TOTAL MARKET VALUE		215,607
SOH/AGL Deduction		0
ASSESSED VALUE		215,607
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		215,607
TOTAL JUST VALUE		215,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2649/1014	6/21/2023	QC	U	I	11	100

GRANTOR: AMELIA ISLAND DEVELOP						
GRANTEE: KINGS CROSSING LLC						
2572/0747	6/22/2022	WD	Q	I	01	390,000
GRANTOR: HILLIARD PROPERTY SER						
GRANTEE: AMELIA ISLAND DEVEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W32 UST=[YR=2021] N8 W10 S8 E10\$ W18
FST=[YR=2021] W12 S10 FCP=[YR=2021] W2 S20 E14 N20 W12\$ E12
N10\$ S30 E11 FOP=[YR=2021] S4 E28 N6 W27 S2 W1\$ E1 N2 E27 S2
E11 N30\$.