

LOTS 8 & 9
L/E OR 1595/84
DAVIS ACRES PB 5/58

MEKARA MICHAEL T SR & J H L/E/
371086 KINGS FERRY ROAD
HILLIARD, FL 32046

2024

04-3N-24-2300-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

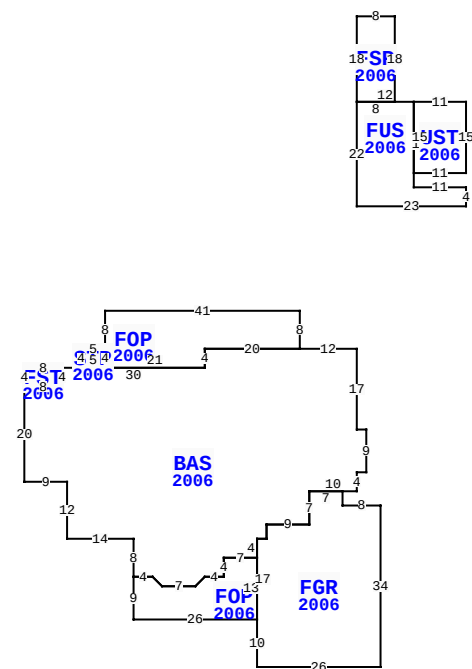
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,597	100	2,597	271,707
FGR	855	55	470	49,173
FOP	244	30	73	7,638
FOP	412	30	124	12,973
FSP	144	40	58	6,068
FST	32	55	18	1,883
FUS	308	100	308	32,224
STP	20	10	2	210
UST	165	45	74	7,742
TOTALS	4,777		3,724	389,618

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,148.00	SF	4.00	4.00	
2	1127	BRICK 8"	0	100	0	0	24.00	SF	11.00	11.00	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	
4	0866	POOL FIBER	0	100	32	12	384.00	SF	72.00	72.00	
5	0855	CONC PAVER	0	100	0	0	1,298.00	SF	10.00	10.00	
6	0910	SCRN RM L	0	100	0	0	1,869.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	14.18	AC	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,724	95.4180	119.27	444,161	2006	2006	0	0	12.28	87.72	
1 SNGL FAM - 100% - 2007												
Heated Area: 2905												
HX Base Yr 2007												



371086 KINGS FERRY RD, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/22/2023 MLU

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										404,301	
TOTAL MARKET OB/XF VALUE										65,785	
TOTAL LAND VALUE - MARKET										170,160	
TOTAL MARKET VALUE										640,246	
SOH/AGL Deduction										262,642	
ASSESSED VALUE										377,604	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										327,604	
TOTAL JUST VALUE										640,246	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										626,771	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007984	XFOB	13,800	07/26/2019
19005424	SWIM POOL	77,000	05/23/2019
18011603	CARPORT	15,487	11/21/2018
R1413921	REPAIR/RRF	6,800	05/01/2014
B17239	CARPORT	19,200	04/01/2006
M11327	MECH OTHER	0	04/01/2006

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1595/0084		12/01/2008	WD	U	I	18	100		
GRANTOR: MEKARA MICHAEL T SR &									
GRANTEE: MEKARA MICHAEL T SR									
1337/0582		7/29/2005	WD	Q	V		141,800		
GRANTOR: DAVIS JAMES F									
GRANTEE: MEKARA MICHAEL T SR									

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2006] W12 FOP=[YR=2006] N8 W41 S8 STP=[YR=2006] W5 S4 E5 N4\$ S4 E21 N4 E20\$ W20 S4 W30 FST=[YR=2006] W8 S4 E8 N4\$ S4 W8 S20 E9 S12 E14 S8 FOP=[YR=2006] S9 E26 FGR=[YR=2006] S10 E26 N34 W8 N3 W7 S7 W9 S3 W2 S17\$ N13 W7 S4 W4 D2 L2 W7 L2 U2 W4\$ E4 D2 R2 E7 R2 U2 E4 N4 E7 N4 E2 N3 E9 N7 E10 N4 E2 N9 W2 N17\$ PTR=N30 FUS=[YR=2006] N22 FSP=[YR=2006] N18 E8 S18 W8\$ E12 UST=[YR=2006] E11 S15 W11 N15\$ S18 E11 S4 W23\$ S30\$.											

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