

PT OF SE1/4 OF NW1/4
PARCELS 2-7 & 2-17
IN OR 1973/557

SMITH HARRY T & WANDA A
376640 KINGS FERRY RD
HILLIARD, FL 32046

2024

18-4N-25-0000-0002-0070



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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,166	100	2,166	221,528
FDU	441	65	287	29,353
FGR	1,050	55	578	59,115
FOP	77	30	23	2,352
FOP	28	30	8	818
UOP	189	20	38	3,887
USP	300	30	90	9,205
TOTALS	4,251		3,190	326,258

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0861	POOL GUNIT	0	100	19	34	646.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	650.00	SF	7.25
4	0812	CONCRETE C	0	100	0	0	1,389.00	SF	4.00
5	0911	SCRN RM A	0	100	40	52	2,080.00	SF	7.00
6	0510	GARAGE WD-	0	100	25	25	625.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.84

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,190	111.3200	139.15	443,888	1965	1990	0	0	26.50	73.50
1 SNGL FAM - 100% - 2018											
Heated Area: 2166											
HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/19/2023 MLU											

TOTAL OB/XF											
37,891											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		326,258	
TOTAL MARKET OB/XF VALUE		37,891	
TOTAL LAND VALUE - MARKET		93,440	
TOTAL MARKET VALUE		457,589	
SOH/AGL Deduction		77,004	
ASSESSED VALUE		380,585	
TOTAL EXEMPTION VALUE		13	380,585
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		457,589	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003041	GARAGE	31,070	06/01/2018
B973646	REPAIR/RRF	1,100	02/01/1997
R970573	REPAIR/RRF	8,750	02/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1973/0557	1/14/2015	SW	U	I	18
GRANTOR: SECRETARY OF VETERANS					
GRANTEE: SMITH HARRY T & WAN					
1937/0264	8/29/2014	QC	U	I	11
GRANTOR: SECRETARY OF HOUSING					
GRANTEE: WELLS FARGO BANK N					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W17 USP=[YR=1996] N15 W20 S8 UOP=[YR=1996] W27 S7 E27 N7\$ S7 E20\$ W62 FGR=[YR=2018] N1 W42 S25 E42 N24 \$ S26 E52 FOP=[YR=1993] S7 E11 N7 W11\$E11 S7 E16 N33\$ PTR=E15 FDU=[YR=1993] E21 S21 W7 FOP=[YR=2009] S4 W7 N4 E7\$ W14 N21\$ W15\$.					