PT OF NE1/4 OF SW1/4 OF
SEC 18-4N-25E IN OR 54/123
(EX PT IN OR 422/296)

PICKETT EVELENA H
376527 KINGS FERRY RD
HILLIARD, FL 32046

2024

18-4N-25-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

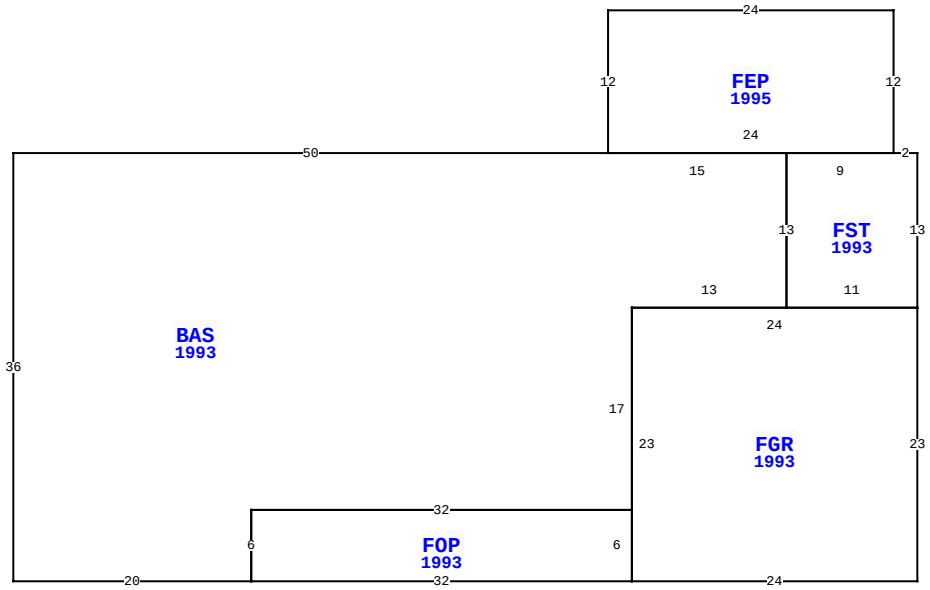
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,849	100	1,849	135,595
FEP	288	80	230	16,867
FGR	552	55	304	22,293
FOP	192	30	58	4,254
FST	143	55	79	5,793
TOTALS	3,024		2,520	184,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,520	105.6000	100.32	252,806	1974	1985	0	0	0	26.90	73.10

1 SINGLE FAM – 100% - 1975 Heated Area: 1849 HX Base Yr 1975



376527 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	01/01/2019 KB

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,801
TOTAL MARKET OB/XF VALUE		11,031
TOTAL LAND VALUE - MARKET		119,060
TOTAL MARKET VALUE		232,190
SOH/AGL Deduction		107,909
ASSESSED VALUE		124,281
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,281
TOTAL JUST VALUE		314,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952254	ADDITION	2,448	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0054/0123	1/28/1965	WD	U	V	01	300

GRANTOR: HADDOCK W E & ELIZA B

GRANTEE: PICKETT EVELENA H

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W2 FEP=[YR=1995] N12 W24 S12 BAS=[YR=1993] W50 S36 E20 FOP=[YR=1993] E32 FGR=[YR=1993] E24 N23 W24 S23$ N6W32 S6$ N6 E32 N17 E13 N13 W15$ E24$ W9 S13 E11 N13$.

EXTRA FEATURES

LN	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	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1980	1980	3	20	600	
3	0681	POLE SHED	0	100	12	20	240.00	SF	15.00	15.00	100	1980	1980	3	20	720	
4	0351	CARPORT MT	0	100	12	28	336.00	SF	10.00	10.00	100	1980	1980	3	20	672	
5	0681	POLE SHED	0	100	20	30	600.00	SF	15.00	15.00	100	1980	1980	3	20	1,800	
6	0351	CARPORT MT	0	100	24	26	624.00	SF	6.90	6.90	100	2005	2005	3	24	1,033	
7	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	1997	1997	3	25	1,500	
8	9001	CONTANR 40	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	1997	1997	3	100	1,400	
9	9000	CONTANR 20	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	100	1,000	
10	0810	CONCRETE A	0	100	0	0	132.00	SF	6.50	6.50	100	2000	2000	3	79	678	

LAND DESCRIPTION

TOTAL OB/XF 11,031

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	3.67	AC		1.00	1.00	1.00	370.00	370.00	1,358							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.67	AC		1.00	1.00	1.00	18,000.00	18,000.00	84,060							

REVIEW DATE 08/03/2020 BY KBA Total Acres: 4.67 Total Land Value: 36,358 Market: 84,060 Agricultural: 1,358 Common: 35,000 PRINTED 08/06/2024 BY SYS