

PT SW1/4 & PT SE1/4 OF NW1/4
OF SEC 18-4N-25E
IN OR 2453/1793

RPR TRUST/HADDOCK ROWLAND TRUSTEE
376488 KINGS FERRY ROAD
HILLIARD, FL 32046

2024

18-4N-25-0000-0012-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 80
Exterior Wall	20 FACE BRICK 20
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	5000IMPROVED AG

MAP NUM	MKT AREA	05
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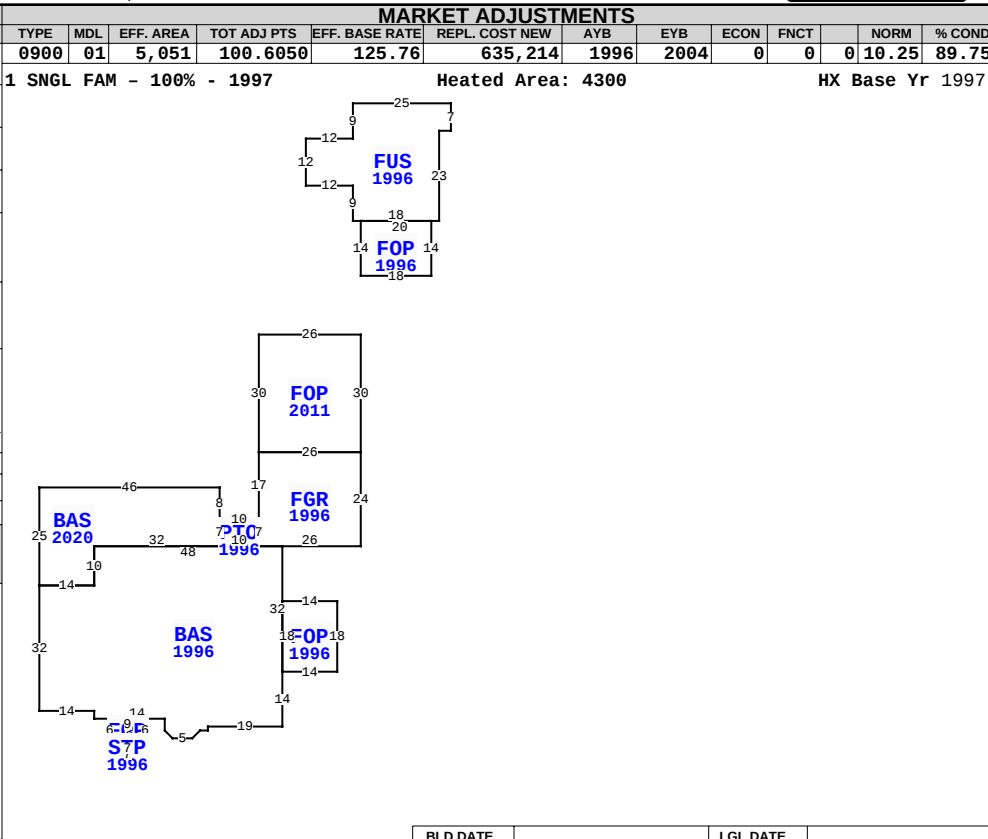
NEIGHBORHOOD/LOC	5001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,645	100	2,645	298,540
BAS	830	100	830	93,682
FGR	624	55	343	38,715
FOP	54	30	16	1,806
FOP	252	30	76	8,578
FOP	252	30	76	8,578
FOP	780	30	234	26,412
FUS	825	100	825	93,117
PTO	70	5	4	451
STP	21	10	2	226
TOTALS	6,353		5,051	570,105

EXTRA FEATURES	
L N	OB/XF CODE

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	1996	1996	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	2,596.00	SF	4.00	4.00	100	1996	1996	3	72	7,476	
3	0812	CONCRETE C	0	100	0	0	5,109.00	SF	4.00	4.00	100	1997	1997	3	73	14,918	
4	0812	CONCRETE C	0	100	0	0	1,385.00	SF	4.00	4.00	100	1999	1999	3	77	4,266	
5	0812	CONCRETE C	0	100	0	0	6,849.00	SF	4.00	4.00	100	1997	1997	3	73	19,999	
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2005	2005	3	24	576	
7	0811	CONCRETE B	0	100	0	0	1,463.00	SF	5.20	5.20	100	2018	2018	3	97	7,379	

LAND DESCRIPTION	
L N	USE CODE
1	005000
2	005501
3	005930
4	005010
5	009910



376488 KINGS FERRY RD, HILLIARD	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2,596.00	SF	4.00	4.00	100	1996	1996	3	72	7,476	
5,109.00	SF	4.00	4.00	100	1997	1997	3	73	14,918	
1,385.00	SF	4.00	4.00	100	1999	1999	3	77	4,266	
6,849.00	SF	4.00	4.00	100	1997	1997	3	73	19,999	
80.00	SF	30.00	30.00	100	2005	2005	3	24	576	
1,463.00	SF	5.20	5.20	100	2018	2018	3	97	7,379	

NASSAU COUNTY PROPERTY		PAGE 1 of 3		4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		641,464		
TOTAL MARKET OB/XF VALUE		57,379		
TOTAL LAND VALUE - MARKET		338,600		
TOTAL MARKET VALUE		748,397		
SOH/AGL Deduction		324,512		
ASSESSED VALUE		423,885		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		373,885		
TOTAL JUST VALUE		1,037,443		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		1,017,896		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011228	ADDITION	92,011	11/08/2018
R12060	REPAIR/RRF	1,200	08/01/2009
B22792	CARPORT	12,720	08/01/2009
E973389	NEW CONSTR	600	02/01/1997
B9603071	ADDITION	5,000	07/01/1996
B9603072	GARAGE	26,588	07/01/1996

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD
2453/1801	4/19/2021	QC U	I 11
GRANTOR: WILDER EDNA J SHERMAN			
GRANTEE: RPR TRUST			
2453/1793	4/19/2021	WD U	I 11
GRANTOR: HADDOCK ROWLAND G SR			
GRANTEE: RPR TRUST			

BUILDING NOTES			
FOP=[YR=2011] W26 S30 FGR=[YR=1996] S17 PTO=[YR=1996] W10 BAS=[YR=2020] N8 W46 S25 BAS=[YR=1996] S32 E14 S2 E4 FOP=[YR=1996] S6 E1 STP=[YR=1996] S3 E7 N3 W7 \$ E8 N6 W9 \$ E14 S3 D2 R2 E5 R2 U2 E2 N1 E19N14 FOP=[YR=1996] E14 N18 W14 S18\$ N32 W48 S10 W14\$ E14 N10 E32 N7\$ S7 E10 N7 \$ S7 E26 N24 W26\$ E26 N30\$ PTR= N15 FOP=[YR=1996] N14 FUS=[YR=1996] W2 N9 W12 N12 E12 N9 E25 S7 W3 S23 W20\$ E18 S14 W18\$ S15\$.			

BUILDING DIMENSIONS	
FOP=[YR=2011] W26 S30 FGR=[YR=1996] S17 PTO=[YR=1996] W10 BAS=[YR=2020] N8 W46 S25 BAS=[YR=1996] S32 E14 S2 E4 FOP=[YR=1996] S6 E1 STP=[YR=1996] S3 E7 N3 W7 \$ E8 N6 W9 \$ E14 S3 D2 R2 E5 R2 U2 E2 N1 E19N14 FOP=[YR=1996] E14 N18 W14 S18\$ N32 W48 S10 W14\$ E14 N10 E32 N7\$ S7 E10 N7 \$ S7 E26 N24 W26\$ E26 N30\$ PTR= N15 FOP=[YR=1996] N14 FUS=[YR=1996] W2 N9 W12 N12 E12 N9 E25 S7 W3 S23 W20\$ E18 S14 W18\$ S15\$.	

REVIEW DATE	12/28/2020	BY	KB	Total Acres:	38.95	Total Land Value:	49,554	Market:	303,600	Agricultural:	14,554	Common:	35,000	PRINTED 08/06/2024 BY SYS
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