PT OF LOT 1
PT OR 1853/181
WATKINS ESTATE PBK O/65

WINKLEMAN ROBERT L TRUSTEE
375982 KINGS FERRY RD
HILLIARD, FL 32046

2024

19-4N-25-4200-0001-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

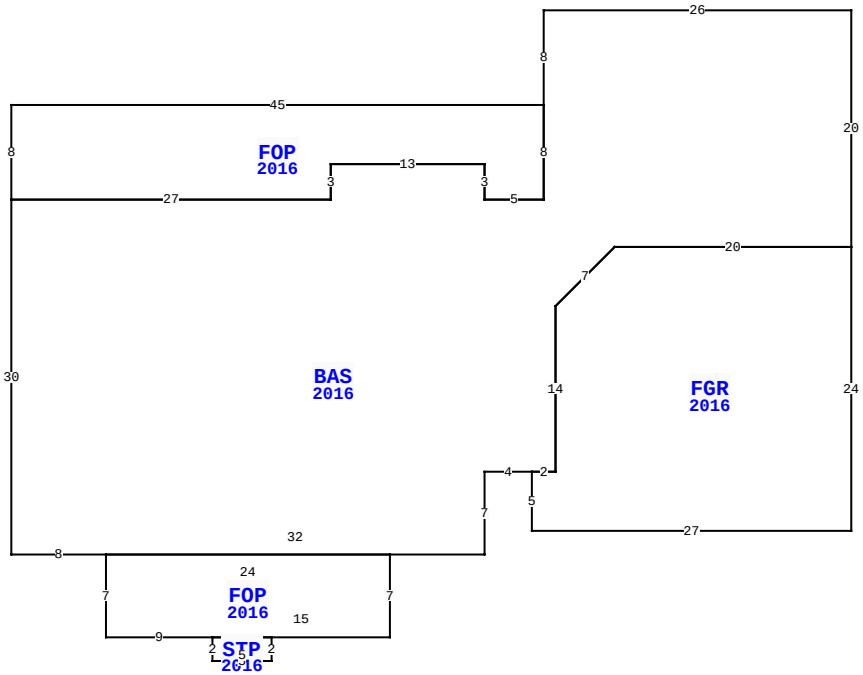
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100	1,906	243,350
FGR	598	55	329	42,006
FOP	168	30	50	6,384
FOP	321	30	96	12,257
STP	10	10	1	128
TOTALS	3,003		2,382	304,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,382	107.8000	134.75	320,974	2016	2016	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2017 Heated Area: 1906 HX Base Yr 2017



375982 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,123
TOTAL MARKET OB/XF VALUE		17,933
TOTAL LAND VALUE - MARKET		58,320
TOTAL MARKET VALUE		380,376
SOH/AGL Deduction		217,238
ASSESSED VALUE		163,138
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,138
TOTAL JUST VALUE		380,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632336	CO ISSUED	0	10/28/2016
B1632336	NEW CONSTR	245,657	05/01/2016
MH971912	MH MOVE-ON	0	09/01/1997
B973800	XFOB	2,880	03/01/1997
E96-3094	NEW CONSTR	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1853/0181	4/24/2013	QC	U	I	11	100
GRANTOR: WINKLEMAN ROBERT L						
GRANTEE: WINKLEMAN ROBERT L						
0771/0889	9/19/1996	WD	Q	V		12,000
GRANTOR: LLOYD FERRELL L						
GRANTEE: WINKLEMAN ROBERT L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W26 S8 FOP=[YR=2016] W45 S8 E27 N3 E13 S3 E5 N8$ S8 W5 N3 W13 S3 W27 S30 E8 FOP=[YR=2016] S7 E9 STP=[YR=2016] S2 E5 N2 W5$ E15 N7 W24$ E32 N7 E4 FGR=[YR=2016] S5 E27 N24 W20 D5 L5 S14 W2$ E2 N14 R5 U5 E20 N20$.

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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
3	0680	POLE SHED	0	100	16	29	464.00	SF	10.00	10.00	100	1997	1997	3	25	1,160	
4	0752	USP	0	100	16	10	160.00	SF	15.00	15.00	100	1997	1997	3	25	600	
5	0810	CONCRETE A	0	100	0	0	125.00	SF	6.50	6.50	100	2003	2003	3	83	674	
6	0940	SHEDS/PORT	0	100	7	7	49.00	SF	37.50	37.50	100	2004	2004	3	22	404	
7	0810	CONCRETE A	0	100	0	0	496.00	SF	6.50	6.50	100	2016	2016	3	96	3,095	

LAND DESCRIPTION

TOTAL OB/XF 17,933

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.24	AC		1.00	1.00	1.00	18,000.00	18,000.00	58,320							

REVIEW DATE 11/22/2022 BY KBA Total Acres: 3.24 Total Land Value: 58,320 Market: 0 Agricultural: 0 Common: 58,320 PRINTED 08/06/2024 BY SYS