PT OF LOTS 3 & 4 R568048
IN OR 620/1003
CORNWALL SURVEY

GAY RONALD R & DEBBIE
374371 KINGS FERRY ROAD
HILLIARD, FL 32046

2024

25-4N-24-2020-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

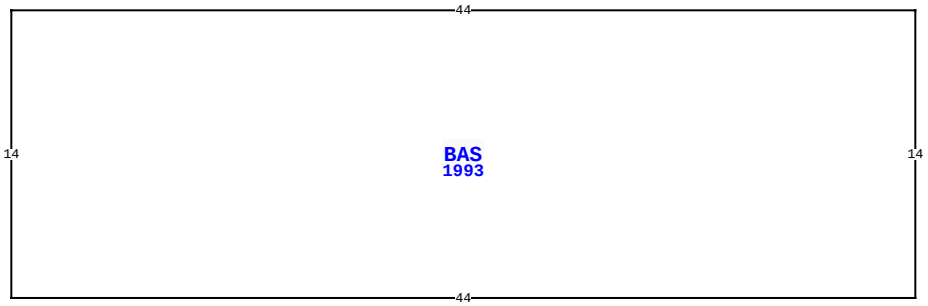
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	616	13,661
TOTALS	616		616	13,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	616	105.6000	73.92	45,535	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 616 HX Base Yr



374403 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	13,660
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	31,200
TOTAL MARKET VALUE	44,860
SOH/AGL Deduction	10,057
ASSESSED VALUE	34,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,803
TOTAL JUST VALUE	44,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0620/1003	3/06/1991	WD	U	I	05	100
GRANTOR: DIXON JOHN & R ANN						
GRANTEE: GAY RON & DEBBIE						
0487/1062	4/21/1987	WD	Q	V		3,000
GRANTOR: GAY RONALD & DEBBIE						
GRANTEE: DIXON JOHN & R ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S14 E44 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,200							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.04 Total Land Value: 31,200 Market: 0 Agricultural: 0 Common: 31,200 PRINTED 08/06/2024 BY SYS