PT OF LOTS 4 & 5
W OF ST RD 115 A
IN OR 2046/1706

CARROLL COREY D & CHEYENNE D
374294 KINGS FERRY RD
HILLIARD, FL 32046

2024

25-4N-24-2020-0004-0030

BUILDING CHARACTERISTICS

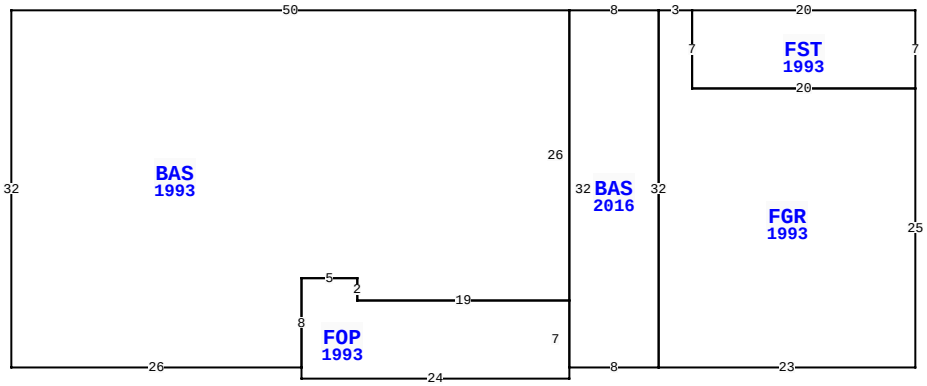
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,446	100	1,446	144,055
BAS	256	100	256	25,503
FGR	596	55	328	32,676
FOP	178	30	53	5,280
FST	140	55	77	7,671
TOTALS	2,616		2,160	215,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,160	93.4920	116.86	252,418	1983	1993	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 2017 Heated Area: 1702 HX Base Yr 2017



374294 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,507
TOTAL MARKET OB/XF VALUE		9,842
TOTAL LAND VALUE - MARKET		96,330
TOTAL MARKET VALUE		386,679
SOH/AGL Deduction		125,811
ASSESSED VALUE		260,868
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		210,868
TOTAL JUST VALUE		386,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313723	REPAIR/RRF	0	11/01/2013
6894	GARAGE	16,320	12/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2046/1706	5/17/2016	WD	Q	I	01	216,000
GRANTOR: JACKSON BARBARA ANN						
GRANTEE: CARROLL COREY D & C						
1750/0559	7/21/2011	WD	U	I	11	89,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: LIBBY BARBARA J						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W20 FGR=[YR=1993] W3 BAS=[YR=2016] W8 BAS=[YR=1993] W50 S32 E26 FOP=[YR=1993] S1 E24 N7 W19 N2 W5 S8 $ N8 E5 S2 E19 N26$ S32 E8 N32 $ S32 E23 N25 W20 N7$ S7 E20 N7$.

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	0812	CONCRETE C	0	100	0	0	3,179.00	SF	4.00	4.00	100	1992	1992	3	64	8,138	
2	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	2013	2013	3	71	1,704	

LAND DESCRIPTION

TOTAL OB/XF 9,842

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	5.07	AC		1.00	1.00	1.00	19,000.00	19,000.00	96,330							

REVIEW DATE 06/18/2020 BY TWA Total Acres: 5.07 Total Land Value: 96,330 Market: 0 Agricultural: 0 Common: 96,330 PRINTED 08/06/2024 BY SYS

PT OF LOTS 4 & 5
W OF ST RD 115 A
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374294 KINGS FERRY RD
HILLIARD, FL 32046

2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

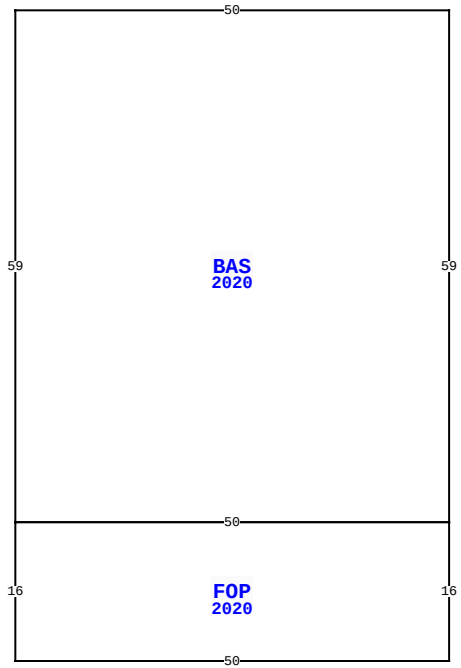
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,950	100	2,950	60,407
FOP	800	30	240	4,914
TOTALS	3,750		3,190	65,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,190	60.3060	21.11	67,341	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2017 Heated Area: 2950 HX Base Yr 2017



374294 KINGS FERRY RD, HILLIARD

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1750/0559	7/21/2011	WD	U	I	11	89,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: LIBBY BARBARA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W50 S59 FOP=[YR=2020] S16 E50 N16 W50$ E50 N59$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/18/2020 BY TWA Total Acres: 5.07 Total Land Value: 96,330 Market: 0 Agricultural: 0 Common: 96,330 PRINTED 08/06/2024 BY SYS