

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

2024

**25-4N-24-2020-0004-0040**

BUILDING CHARACTERISTICS

ELEMENT

CD

Exterior Wall  
Roof Structur

25  
01

MOD METAL 100  
FLAT 100

Roof Cover

01

MINIMUM 100

Interior Wall

04

PLYWOOD 100

Interior Floor

02

MIN PLYWD 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

2

100

Bathrooms

2

100

Frame Stories

02  
1.

WOOD FRAME 100  
1. 100

Units

0

100

BUD8 Adjustme

04

DIST 01 100

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

772

100

772

14,267

TOTALS

772

772

14,266

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

1

0866

POOL FIBER

0 100

0

0

684.00

SF

72.00

72.00

100

1984

1984

3

20

9,850

2

0751

UOP

0 100

20

8

160.00

SF

10.00

10.00

100

1995

1995

3

23

368

3

0510

GARAGE WD-

0 100

0

0

400.00

SF

35.00

35.00

100

2005

2005

3

40

5,600

LAND DESCRIPTION

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

1

000102

C

SFR/MH

100

OR

0.00

0.00

2.70

AC

1.00

1.00

0.85

30,000.00

25,500.00

68,850

REVIEW DATE

01/14/2021

BY

WWA

Total Acres: 2.70

Total Land Value: 68,850

Market: 0

Agricultural: 0

Common: 68,850

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0820

02

772

88.0000

61.60

47,555

1968

1968

0

0

0

70.00

30.00

Heated Area: 772

HX Base Yr

BAS

1993

NASSAU COUNTY PROPERTY

PAGE 1 of 2

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

23,400

15,818

68,850

108,068

55,995

52,073

27,073

25,000

108,068

0

107,625

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N8 W20 S8 W16 S12 E51 N12\$.

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374371 KINGS FERRY ROAD  
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# 2024

**25-4N-24-2020-0004-0040**

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

Exterior Wall

03

Roof Structure

03

Roof Cover

01

Interior Wall

02

Interior Floor

02

Ceiling

01

Air Condition

01

Heating Type

04

Plumbing Frame

01

Story Height

1.

RMS Stories

00

Class

04

Units

00

BUD8 Adjustme

Occupancy

03

Quality Level

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

1,056

100

1,056

9,135

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

8600 06 1,056 72.0720 17.30 18,269 1982 1982 0 0 50.00 50.00

2 BARNs - 100% - 0 Heated Area: 1056 HX Base Yr

BAS 1993

NASSAU COUNTY PROPERTY

PAGE 2 of 2

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 23,400

TOTAL MARKET OB/XF VALUE 15,818

TOTAL LAND VALUE - MARKET 68,850

TOTAL MARKET VALUE 108,068

SOH/AGL Deduction 55,995

ASSESSED VALUE 52,073

TOTAL EXEMPTION VALUE HX HB 27,073

BASE TAXABLE VALUE 25,000

TOTAL JUST VALUE 108,068

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 107,625

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

06/13/2023 MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S24 E44 N24\$.

EXTRA FEATURES

374371 KINGS FERRY RD, HILLIARD

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

06/13/2023 MLU

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 01/14/2021 BY WWA Total Acres: 2.70 Total Land Value: 68,850 Market: 0 Agricultural: 0 Common: 68,850 PRINTED 08/06/2024 BY SYS