PT OF LOTS 9,10 & 11
IN OR 662/1169 & OR 1349/386
CORNWALL SURVEY OF

VANZANT JOHN E & MARY ANN
373120 KINGS FERRY ROAD
HILLIARD, FL 32046

2024

26-4N-24-2020-0010-0070

BUILDING CHARACTERISTICS

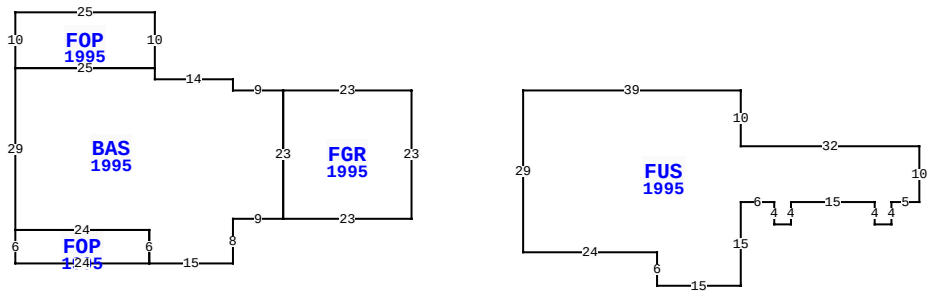
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,400	100	1,400	129,491
FGR	529	55	291	26,915
FOP	144	30	43	3,977
FOP	250	30	75	6,937
FUS	1,565	100	1,565	144,752
TOTALS	3,888		3,374	312,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,374	91.1628	113.95	384,467	1995	1995	0	0	0	18.83	81.17

1 SNGL FAM – 100% - 1996 Heated Area: 2965 HX Base Yr 1996



373120 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		312,072
TOTAL MARKET OB/XF VALUE		15,319
TOTAL LAND VALUE - MARKET		99,500
TOTAL MARKET VALUE		426,891
SOH/AGL Deduction		237,727
ASSESSED VALUE		189,164
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,164
TOTAL JUST VALUE		426,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M951309	H/AC	0	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0662/1169	7/06/1992	WD	U	V	07	100

GRANTOR: NICKS J C & ELIZ

GRANTEE: VANZANT JOHN & MARY

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W23 BAS=[YR=1995] W9 N2 W14 N2 FOP=[YR=1995] N10 W25 S10 E25$ W25 S29 FOP=[YR=1995] S6 E24 N6 W24$ E24 S6 E15 N8 E9 N23$ S23 E23 N23$ PTR=E20 FUS=[YR=1995] E39 S10 E32 S10 W5 S4 W3 N4 W15 S4 W3 N4 W6 S15 W15 N6 W24 N29$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	5,390	
2	0811	CONCRETE B	0	100	0	0	760.00	SF	5.20	5.20	100	1996	1996	3	72	2,845	
3	0812	CONCRETE C	0	100	0	0	2,426.00	SF	4.00	4.00	100	1997	1997	3	73	7,084	

LAND DESCRIPTION

TOTAL OB/XF 15,319

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	3.98	AC		1.00	1.00	1.00	25,000.00	25,000.00	99,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.98 Total Land Value: 99,500 Market: 0 Agricultural: 0 Common: 99,500 PRINTED 08/06/2024 BY SYS