

LOTS 42 & 43 IN OR 2279/1580
PT OF LOTS 40 & 41
CORNWALL SURVEY

CLARK MATTHEW A & RACHEL
373715 KINGS FERRY ROAD
HILLIARD, FL 32046

2024

26-4N-24-2020-0042-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 70
Interior Floo	11 CLAY TILE 30
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	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

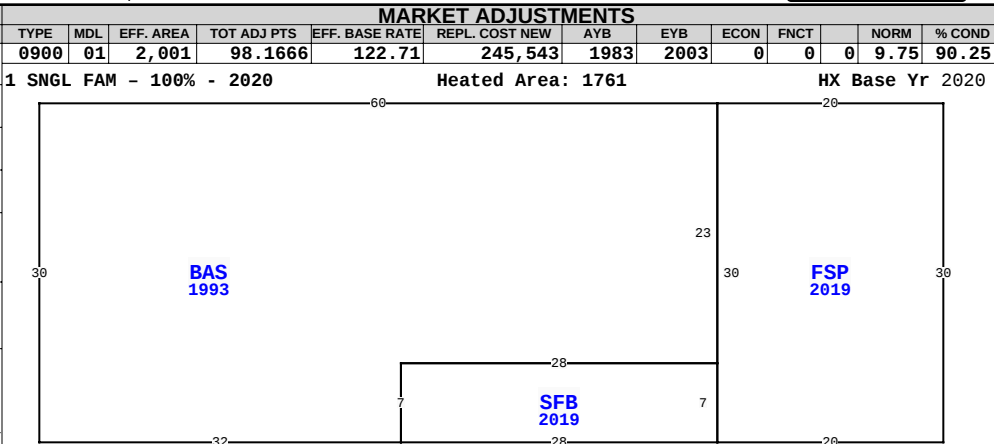
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100	1,604	177,636
FSP	600	40	240	26,579
SFB	196	80	157	17,387

TOTALS	2,400	2,001	221,603
--------	-------	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983
2	0200	BARN WD 0-	0 100	15	30	450.00	SF	20.00	20.00	100	1988
3	0510	GARAGE WD-	0 100	20	50	1,000.00	SF	35.00	35.00	100	1970
4	0812	CONCRETE C	0 100	0	0	1,220.00	SF	4.00	4.00	100	1983
5	0681	POLE SHED	0 100	50	40	2,000.00	SF	15.00	15.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	2.00	AC	1.00
2	006005	A	PAST/GRAZE	0	0006	OR	0.00	0.00	12.07	AC	1.00
3	005010	A	SVCE ACRGE	0		OR	0.00	0.00	2.00	AC	1.00
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	9.00	AC	1.00
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	23.07	AC	1.00

REVIEW DATE 07/20/2021 BY TWX



373715 KINGS FERRY RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

373715 KINGS FERRY RD, HILLIARD					BLD DATE					LGL DATE		06/13/2023	MLU
					XF DATE					LAND DATE			
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890				
450.00	SF	20.00	20.00	100	1988	1988	3	20	1,800				
1,000.00	SF	35.00	35.00	100	1970	1970	3	20	7,000				
1,220.00	SF	4.00	4.00	100	1983	1983	3	41	2,001				
2,000.00	SF	15.00	15.00	100	2020	2020	3	93	27,900				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			221,603
TOTAL MARKET OB/XF VALUE			40,591
TOTAL LAND VALUE - MARKET			370,980
TOTAL MARKET VALUE			317,685
SOH/AGL Deduction			193,789
ASSESSED VALUE			123,896
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			73,896
TOTAL JUST VALUE			633,174
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			624,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006984	AG POLE BARN WITH	0	06/12/2024
20010647	36X48 BARN	0	11/03/2020
5911	XF0B	700	08/07/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2279/1580	5/31/2019	WD	Q	I	02
GRANTOR: SARRATT RENEE G					SALE PRICE
GRANTEE: CLARK MATTHEW A & R					
0540/0386	4/07/1988	WD	Q	V	15,800
GRANTOR: CCA					
GRANTEE: SARRATT RENEE G					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
FSP=[YR=2019] W20 BAS=[YR=1993] W60 S30 E32 SFB=[YR=2019] E28 N7 W28 S7\$ N7 E28 N23\$ S30 E20 N30\$.

Total Acres: 25.07 Total Land Value: 55,491 Market: 322,980 Agricultural: 7,491 Common: 48,000 PRINTED 08/06/2024 BY SYS