

LOT 6 E OF ST RD 115
IN OR 1080/688
CORNWALL SURVEY

RAY JOHNNY H JR
372101 KINGS FERRY ROAD
HILLIARD, FL 32046

2024

34-4N-24-2020-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

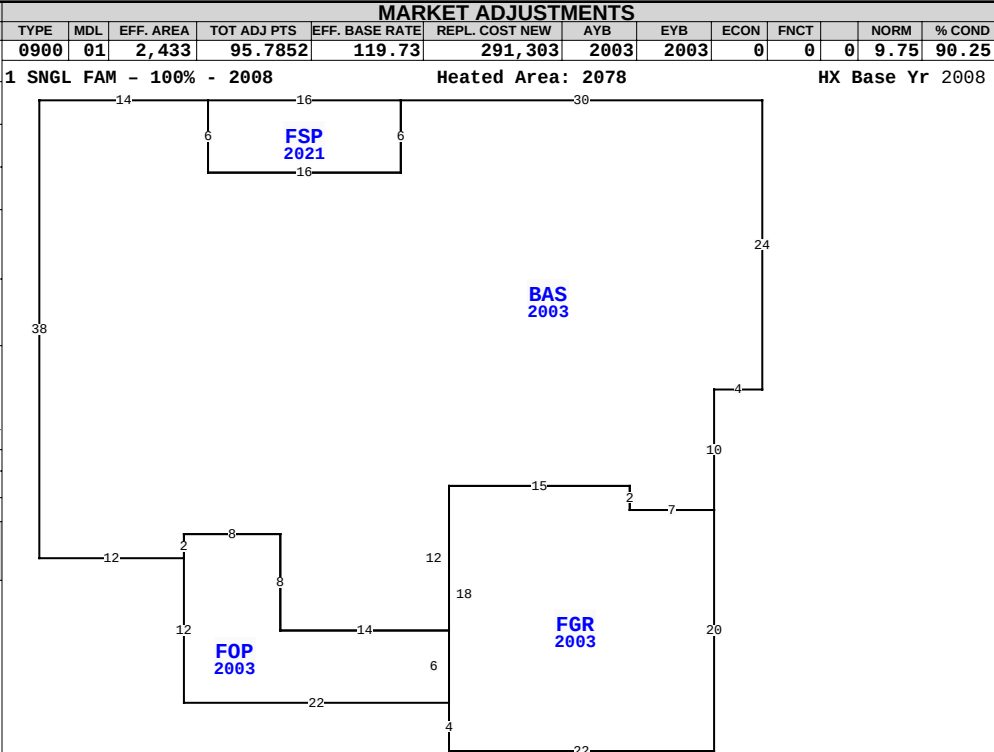
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,078	100	2,078	224,541
FGR	470	55	258	27,878
FOP	196	30	59	6,375
FSP	96	40	38	4,106

TOTALS	2,840		2,433	262,901
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	
2	0812	CONCRETE C	0	100	0	0	1,013.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.00	AC	



372101 KINGS FERRY RD, HILLIARD	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2005	2005	3	86	2,236	
2	0812	CONCRETE C	0	100	0	0	1,013.00	SF	4.00	4.00	100	2021	2021	3	99	4,011	

TOTAL OB/XF												6,247					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000

NASSAU COUNTY PROPERTY												PAGE 1 of 2 4					
VALUATION SUMMARY												STANDARD					
VALUATION BY												Tax Group: 4 Tax Dist:					
BUILDING MARKET VALUE												285,986					
TOTAL MARKET OB/XF VALUE												6,247					
TOTAL LAND VALUE - MARKET												75,000					
TOTAL MARKET VALUE												367,233					
SOH/AGL Deduction												176,763					
ASSESSED VALUE												190,470					
TOTAL EXEMPTION VALUE												50,000					
BASE TAXABLE VALUE												140,470					
TOTAL JUST VALUE												367,233					
NCON VALUE												0					
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE												355,766					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010544	GARAGE	57,960	10/30/2020
B0311157	NEW CONSTR	156,364	01/05/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1080/0688	9/11/2002	WD	U	I	07	100			
GRANTOR: LOYD FRANKLIN E SR &									
GRANTEE: RAY JOHNNY H JR									
1055/0885	5/14/2002	WD	Q	V		31,000			
GRANTOR: LOYS FRANKLIN E & HIL									
GRANTEE: RAY JOHNNY H JR									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W30 FSP=[YR=2021] W16 S6 E16 N6\$ S6 W16 N6 W14 S38 E12 FOP=[YR=2003] S12 E22 FGR=[YR=2003] S4 E22 N20 W7 N2 W15 S18\$ N6 W14 N8 W8 S2\$ N2 E8 S8 E14 N12 E15 S2 E7 N10 E4 N24\$.											

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