S-1 OF LOT 10 & FRACT OF LOT 9
IN OR 2490/862 (EX S-2)
CORNWALL SURVEY PB 0/31

WICKER CARY A & SAMANTHA T
371701 KINGS FERRY RD
HILLIARD, FL 32046

2024

34-4N-24-2020-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

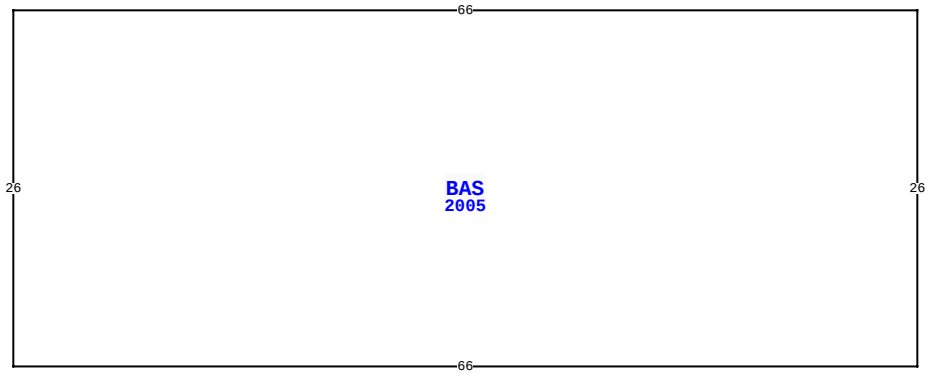
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	1,716	90,811
TOTALS	1,716		1,716	90,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,716	117.6000	88.20	151,351	1997	2007	0	0	0	40.00	60.00

1 M/H 94+ – 0% - 0 Heated Area: 1716 HX Base Yr



371701 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	90,811
TOTAL MARKET OB/XF VALUE	3,568
TOTAL LAND VALUE - MARKET	41,310
TOTAL MARKET VALUE	135,689
SOH/AGL Deduction	3,061
ASSESSED VALUE	132,628
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,628
TOTAL JUST VALUE	135,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/0862	7/16/2021	WD	Q	I	01	120,000
GRANTOR: WATSON REALTY CORP						
GRANTEE: WICKER CARY A & SAM						
1677/0571	5/17/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WATSON REALTY CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W66 S26 E66 N26$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	2013	2013	3	60	768	

LAND DESCRIPTION

TOTAL OB/XF 3,568

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	0		OR	0.00	0.00	1.53	AC		1.00	1.00	0.90	30,000.00	27,000.00	41,310							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.53 Total Land Value: 41,310 Market: 0 Agricultural: 0 Common: 41,310 PRINTED 08/06/2024 BY SYS