

LOTS 35 & 36  
OR 508/910 & OR 669/760  
CORNWALL SURVEY

PEARCE LINDA G  
PO BOX 877  
HILLIARD, FL 32046

2024

34-4N-24-2020-0035-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 18 | CEMENT BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 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                 | 1  | 1 100          |
| Bathrooms                | 1  | 1 100          |
| Frame                    | 03 | MASONRY 100    |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 0 100          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| 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       | 1,065            | 100         | 1,065        | 75,003               |
| FOP       | 15               | 30          | 4            | 282                  |
| FOP       | 264              | 30          | 79           | 5,563                |
| FST       | 120              | 55          | 66           | 4,648                |
| UGR       | 572              | 45          | 257          | 18,099               |
| TOTALS    | 2,036            |             | 1,471        | 103,594              |

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 2,416.00 | SF | 4.00     | 4.00           |       |
| 3              | 0940       | SHEDS/PORT  | 0   | 100 | 8 | 8 | 64.00    | SF | 20.10    | 20.10          |       |

| 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  | 1.00        | AC        |       |
| 2                | 000115   | C   | SFR ACRES            | 100 |      | OR       | 0.00  | 0.00  | 19.00       | AC        |       |

REVIEW DATE 05/12/2019 BY KBA

| MARKET ADJUSTMENTS                                   |     |           |             |                |                |                |      |      |      |       |        |
|------------------------------------------------------|-----|-----------|-------------|----------------|----------------|----------------|------|------|------|-------|--------|
| TYPE                                                 | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB  | ECON | FNCT | NORM  | % COND |
| 0100                                                 | 01  | 1,471     | 116.2800    | 110.47         | 162,501        | 1973           | 1973 | 0    | 0    | 36.25 | 63.75  |
| 1 SINGLE FAM - 100% - 0 Heated Area: 1065 HX Base Yr |     |           |             |                |                |                |      |      |      |       |        |
|                                                      |     |           |             |                |                |                |      |      |      |       |        |
| 372407 KINGS FERRY RD, HILLIARD                      |     |           |             |                |                |                |      |      |      |       |        |
| BLD DATE                                             |     |           |             |                |                | LGL DATE       |      |      |      |       |        |
| XF DATE                                              |     |           |             |                |                | LAND DATE      |      |      |      |       |        |
| INC DATE                                             |     |           |             |                |                | AG DATE        |      |      |      |       |        |
|                                                      |     |           |             |                |                | 05/23/2023 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 |
|-----|------------|-------------|-----|-----|---|---|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1980    | 1980        | 3 | 46.5   | 1,628           |       |
| 2   | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 | 2,416.00 | SF | 4.00     | 4.00           | 100       | 1990    | 1990        | 3 | 59.5   | 5,750           |       |
| 3   | 0940       | SHEDS/PORT  | 0   | 100 | 8 | 8 | 64.00    | SF | 20.10    | 20.10          | 100       | 1990    | 1990        | 3 | 20     | 257             |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 7,635       |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 20.00 Total Land Value: 173,600 Market: 0 Agricultural: 0 Common: 173,600

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 4              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 103,594   |               |
| TOTAL MARKET OB/XF VALUE  |  | 7,635     |               |
| TOTAL LAND VALUE - MARKET |  | 173,600   |               |
| TOTAL MARKET VALUE        |  | 284,829   |               |
| SOH/AGL Deduction         |  | 203,572   |               |
| ASSESSED VALUE            |  | 81,257    |               |
| TOTAL EXEMPTION VALUE     |  | 50,000    |               |
| BASE TAXABLE VALUE        |  | 31,257    |               |
| TOTAL JUST VALUE          |  | 284,829   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 280,745   |               |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                   |            |           |     |     |        |            |  |
|------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0669/0760                    | 10/30/1992 | QC        | U   | I   | 06     | 100        |  |
| GRANTOR: PEARCE HOWARD       |            |           |     |     |        |            |  |
| GRANTEE: PEARCE HOWARD & L G |            |           |     |     |        |            |  |
| 0508/0910                    | 1/20/1987  | WD        | Q   | I   |        | 79,500     |  |
| GRANTOR: MATHEWS RAYMOND E   |            |           |     |     |        |            |  |
| GRANTEE: PEARCE HOWARD & L G |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W38 FST=[YR=1993] W12 FOP=[YR=1993] W12 UGR=[YR=1993] W26 S22 E26N22\$ S22 E12N22\$ S10 E12N10 \$ S10 W12 S14 E26 FOP=[YR=1993] E5 N3 W5S3\$ N3 E5 S3 E19 N24\$ . |  |  |  |  |  |  |  |  |  |  |  |