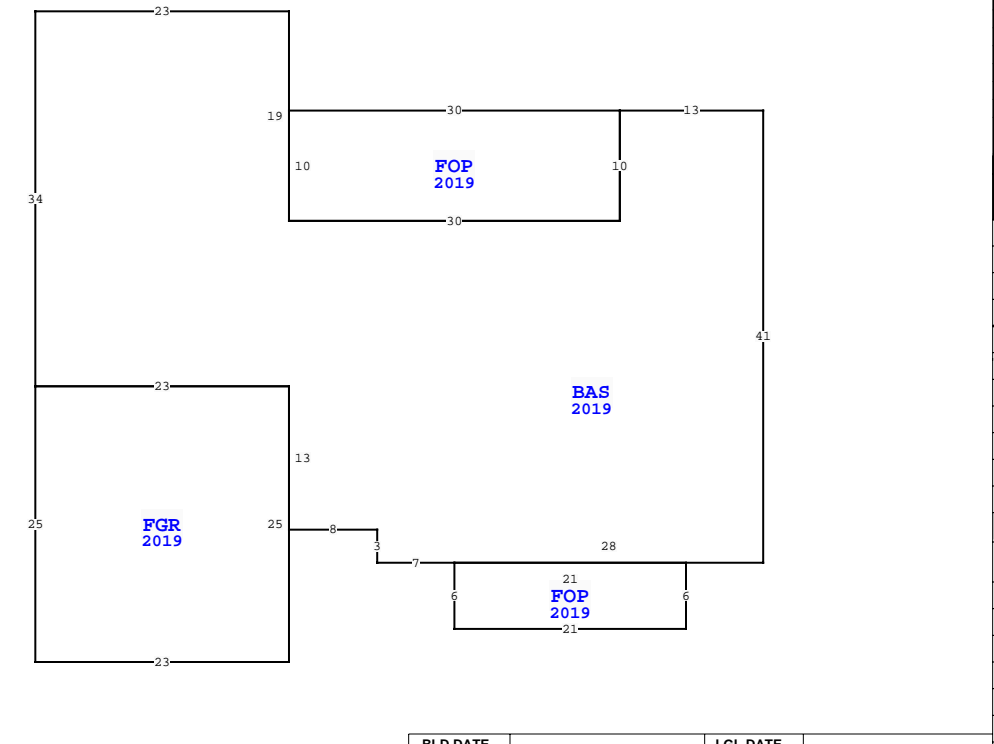


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,665	96.7680	120.96	322,358	2019	2019	0	0	0	1.50	98.50		



Quality	01 Quality Level 01			
DOR CODE	6000 PASTURELAND 1			
MAP NUM	MKT AREA 09			
NEIGHBORHOOD/LOC	9011.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,221	100	2,221	264,622
FGR	575	55	316	37,650
FOP	126	30	38	4,527
FOP	300	30	90	10,723
TOTALS	3,222		2,665	317,523

371240 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0811	CONCRETE B	0	100	0	806.00	SF	5.20	5.20	100	2019	2019	3	98	4,107	
3	0202	BARN WD 30	0	100	54	3,240.00	SF	7.50	7.50	100	2020	2020	3	93	22,599	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			337,637
TOTAL MARKET OB/XF VALUE			30,171
TOTAL LAND VALUE - MARKET			213,800
TOTAL MARKET VALUE			483,458
SOH/AGL Deduction			241,393
ASSESSED VALUE			242,065
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			192,065
TOTAL JUST VALUE			581,608
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			567,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012351	54X60 AG BARN	50	12/10/2020
19012165	CO ISSUED	0	11/25/2019
19004852	NEW CONSTR	315,284	05/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2236/1937	11/07/2018	WD	U	V	11	100

GRANTOR: VANZANT JOHN A & CHRI
GRANTEE: BLANTON JOSHUA W &
2196/0535 5/03/2018 WD U V 19 150,000
GRANTOR: DAVIS KYLE P/R
GRANTEE: VANZANT JOHN A & CH

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W13 FOP=[YR=2019] W30 S10 E30 N10\$ S10 W30 N19 W23 S34 FGR=[YR=2019] S25 E23 N25 W23\$ E23 S13 E8 S3 E7 FOP=[YR=2019] S6 E21 N6 W21\$ E28 N41\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 30,171																								
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100		OR	0.00	0.00	5.69	AC		1.00	1.00	1.00	20,000.00	20,000.00	113,800							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	100,000							

