LOT 3
JAMES F DAVIS SUB PBK 8/299
UTIL ESMT IN OR 2499-1990

**2024**

**37-4N-24-2301-0003-0000**

## BUILDING CHARACTERISTICS

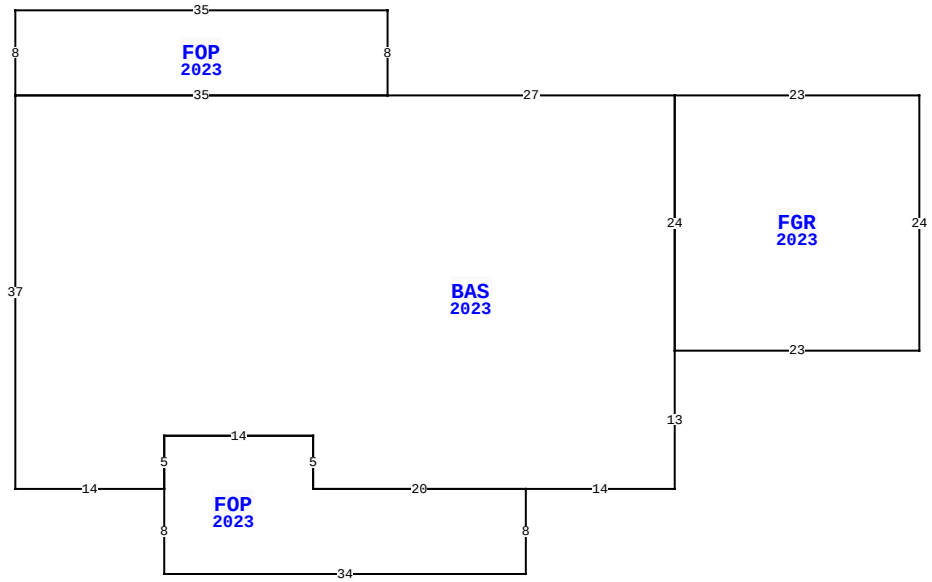
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9011.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,224 | 100 | 2,224 | 302,108 |
| FGR | 552 | 55 | 304 | 41,295 |
| FOP | 280 | 30 | 84 | 11,411 |
| FOP | 342 | 30 | 103 | 13,992 |
| TOTALS | 3,398 | | 2,715 | 368,806 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,715 | 108.6720 | 135.84 | 368,806 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 2224 HX Base Yr 2024




371270 KINGS FERRY RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/02/2024 DC |
| INC DATE | | AG DATE | 04/12/2024 DC |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 368,806 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 205,370 |
| TOTAL MARKET VALUE | | 402,221 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 402,221 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 352,221 |
| TOTAL JUST VALUE | | 574,176 |
| NCON VALUE | | 368,806 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 204,600 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230009748 | CO ISSUED | | 07/28/2023 |
| 22004058 | NEW CONSTR | 381,325 | 03/15/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=160,10] W27 W35 S37 E14 N5 E14 S5 E20 E14 N13 N24 $
FGR=[YR=2023;ORIG=183,10] W23 S24 E23 N24 $
FOP=[YR=2023;ORIG=133,2] W35 S8 E35 N8 $
FOP=[YR=2023;ORIG=126,42] W14 S5 S8 E34 N8 W20 N5 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 100 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |
| 2 | 006005 | A | PAST/GRAZE | 0 | | OR | | | 9.23 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 3,415 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | OR | | | 9.23 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 175,370 | | | | | | | |

REVIEW DATE 04/02/2024 BY DC Total Acres: 10.23 Total Land Value: 33,415 Market: 175,370 Agricultural: 3,415 Common: 30,000 PRINTED 08/06/2024 BY SYS