PARCELS 1-2 & 1-7 & BLOCK 9
LOTS 1-4 TOWN OF KINGS FERRY
PB 0/64 R673711 & R673712

PICKETT JOHN T JR & WANDA E KALE
377965 KINGS FERRY ROAD
HILLIARD, FL 32046

2024

48-4N-25-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

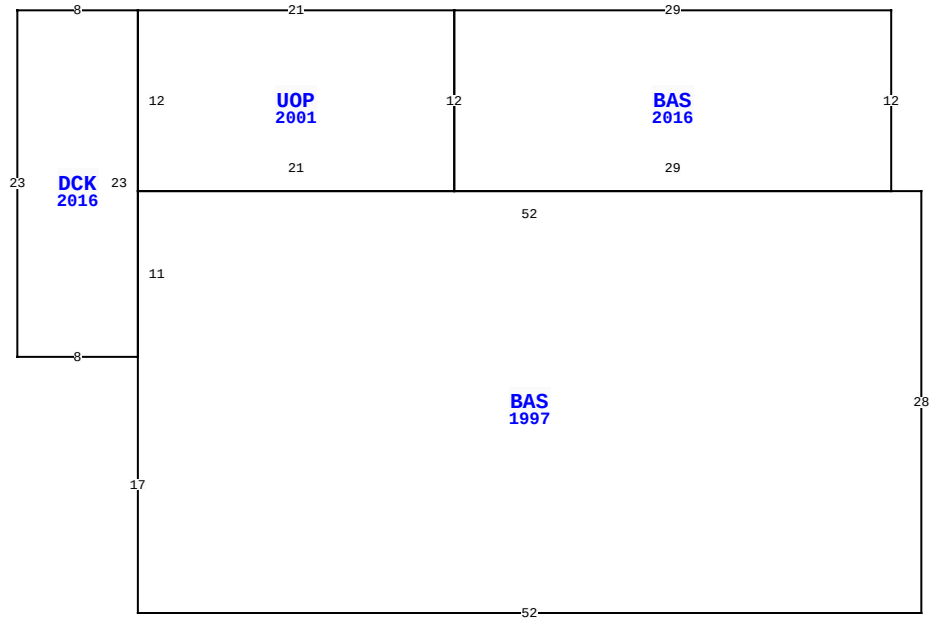
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	51,193
BAS	348	100	348	12,236
DCK	184	15	28	984
UOP	252	25	63	2,215
TOTALS	2,240		1,895	66,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,895	117.2000	87.90	166,570	1997	1997	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1998 Heated Area: 1804 HX Base Yr 1998



377965 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		66,628
TOTAL MARKET OB/XF VALUE		10,914
TOTAL LAND VALUE - MARKET		80,500
TOTAL MARKET VALUE		158,042
SOH/AGL Deduction		66,990
ASSESSED VALUE		91,052
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,052
TOTAL JUST VALUE		158,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018532	GARAGE	21,600	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0727/0115	4/05/1995	WD	U	V	09	12,000
GRANTOR: BURCK CHARLES H						
GRANTEE: PICKETT & KALE						
0382/0583	3/01/1983	MS	U	V		1,500
GRANTOR:						
GRANTEE:						

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	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1995	1995	3	70	655	
2	0940	SHEDS/PORT	0	100	15	12	180.00	SF	30.00	30.00	100	1995	1995	3	20	1,080	
3	1241	WD DECK G	0	100	8	4	32.00	UT	11.50	11.50	100	2001	2001	3	29	107	
4	0510	GARAGE WD-	0	100	24	36	864.00	SF	35.00	35.00	100	2002	2002	3	30	9,072	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 UOP=[YR=2001] W21 DCK=[YR=2016] W8 S23 E8
BAS=[YR=1997] S17 E52 N28 W52 S11$ N23$ S12 E21 N12$ S12 E29
N12$.

LAND DESCRIPTION

TOTAL OB/XF 10,914

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	2.30	AC		1.00	1.00	1.00	35,000.00	35,000.00	80,500							

REVIEW DATE 04/08/2024 BY TWA Total Acres: 2.30 Total Land Value: 80,500 Market: 0 Agricultural: 0 Common: 80,500 PRINTED 08/06/2024 BY SYS