PT ZACHARIAH HADDOCK GRANT
SEC 48-4N-25E IN OR 857/1512

THOMPSON ALPHONSO & VENEREAL
377550 KINGS FERRY ROAD
HILLIARD, FL 32046

**2024**

**48-4N-25-0000-0001-0130**

## BUILDING CHARACTERISTICS

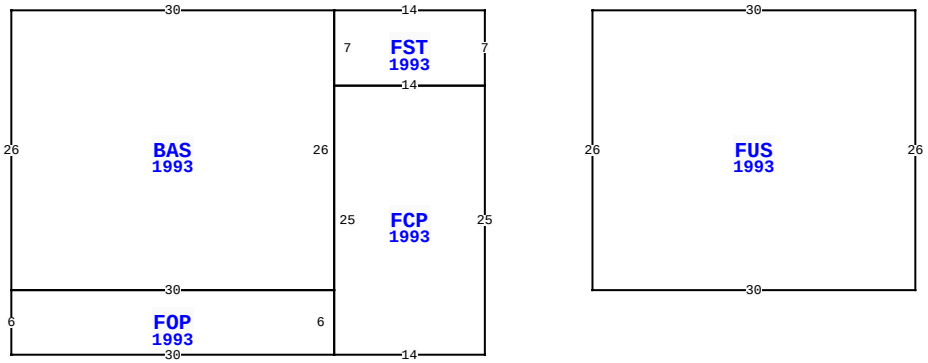
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 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 05 |
| NEIGHBORHOOD/LOC | 5001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 780 | 100 | 780 | 51,892 |
| FCP | 350 | 25 | 88 | 5,854 |
| FOP | 180 | 30 | 54 | 3,592 |
| FST | 98 | 55 | 54 | 3,592 |
| FUS | 780 | 100 | 780 | 51,892 |
| TOTALS | 2,188 | | 1,756 | 116,824 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,756 | 94.0000 | 89.30 | 156,811 | 1987 | 1987 | 0 | 0 | 0 | 25.50 | 74.50 |

1 SINGLE FAM – 100% - 1989 Heated Area: 1560 HX Base Yr 1989




377550 KINGS FERRY RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 116,824 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 138,960 |
| TOTAL MARKET VALUE | | 255,784 |
| SOH/AGL Deduction | | 142,248 |
| ASSESSED VALUE | | 113,536 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 63,536 |
| TOTAL JUST VALUE | | 255,784 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 250,694 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4021 | N/A | 38,200 | 04/14/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0857/1512 | 12/03/1998 | WD | U | I | 01 | 100 |
| GRANTOR: THOMPSON ALPHONSO | | | | | | |
| GRANTEE: THOMPSON ALPHONSO & | | | | | | |
| 0411/0399 | 2/01/1984 | WD | Q | V | | 12,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] W30 S26 FOP=[YR=1993] S6 E30FCP=[YR=1993] E14 N25 W14 S25$ N6W30$ E30 N26$ S7 E14 N7$ PTR=E10 FUS=[YR=1993] E30 S26 W30 N26$ W10$.

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

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 100 | 0006 | OR | 0.00 | 0.00 | 7.72 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 138,960 | | | | | | | |

REVIEW DATE 04/08/2024 BY TWA Total Acres: 7.72 Total Land Value: 138,960 Market: 0 Agricultural: 0 Common: 138,960 PRINTED 08/06/2024 BY SYS