

LOTS 1,2,3 PT LOT 4 BLK 6,
LOTS 1,2,3,4 BLK 1
TOWN OF KINGS FERRY PBK 0/64 &

MCFALL ISAIAH A & ALYSON
37142 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2024

49-4N-25-4260-0001-0000

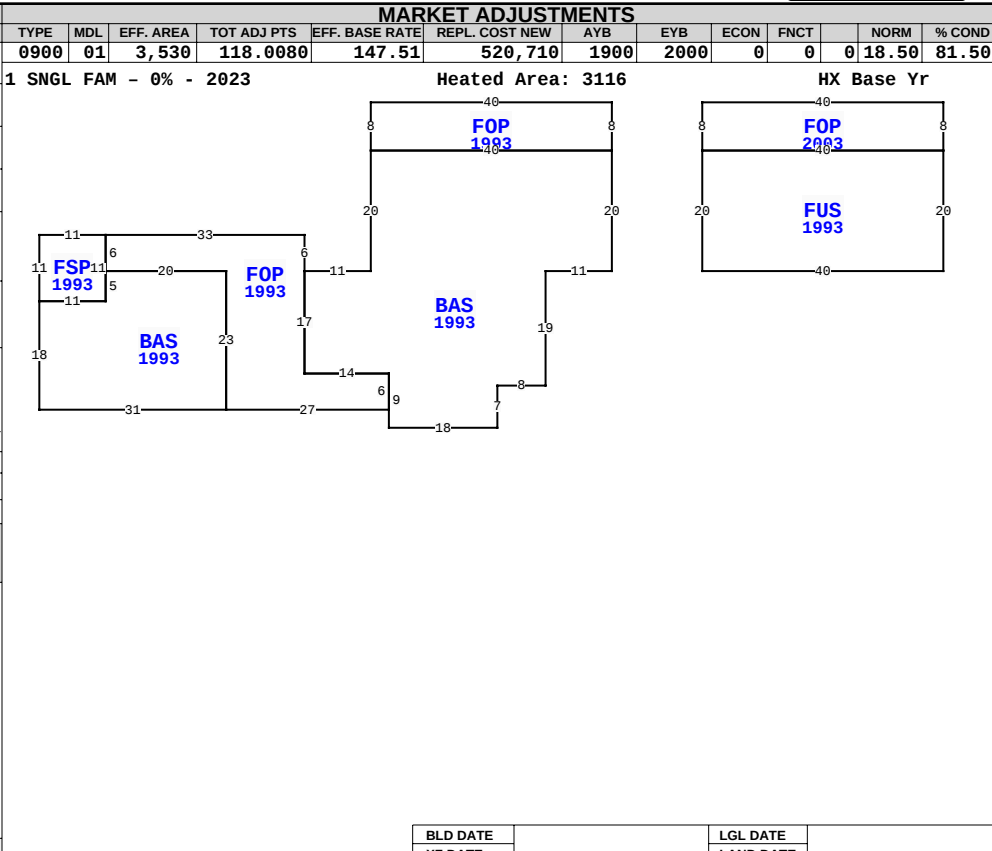


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	08 WD ON PLY 50
Exterior Wall	19 COMMON BRK 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 60
Interior Wall	08 DECORATIVE 40
Interior Floo	12 HARDWOOD 90
Interior Floo	13 LVT/LAMNT 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100
Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 05
NEIGHBORHOOD/LOC	5003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	658	100	658	79,106
BAS	1,658	100	1,658	199,326
FOP	320	30	96	11,541
FOP	581	30	174	20,919
FOP	320	30	96	11,541
FSP	121	40	48	5,770
FUS	800	100	800	96,177
TOTALS	4,458		3,530	424,379

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0866	POOL FIBER	0	0	18	43	774.00	SF	72.00	72.00	11,146
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	440
3	0303	FLT DOCK W	0	0	30	4	120.00	SF	26.00	26.00	998
4	0525	GAZEBO	0	0	0	0	1.00	UT	7,500.00	7,500.00	3,000
5	0303	FLT DOCK W	1	0	45	4	180.00	SF	26.00	26.00	2,808
6	0310	AL GANG WY	1	0	0	0	30.00	LF	115.00	115.00	1,553
7	0855	CONC PAVER	1	0	105	3	315.00	SF	10.00	10.00	3,150
8	0855	CONC PAVER	1	0	150	4	600.00	SF	10.00	10.00	6,000
9	0855	CONC PAVER	1	0	0	0	3,130.00	SF	10.00	10.00	30,987
10	0462	ST/AL FNC	1	0	168	0	672.00	SF	10.00	10.00	6,586

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	SFR RIVER	0		OR	0.00	0.00	2.00	LT	
2	000000	C	VAC RES	0		OR	0.00	0.00	1.00	LT	



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

4969 BAILEY HADDOCK LN, HILLIARD

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	SFR RIVER	0		OR	0.00	0.00	2.00	LT	
2	000000	C	VAC RES	0		OR	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		424,379	
TOTAL MARKET OB/XF VALUE		78,168	
TOTAL LAND VALUE - MARKET		330,000	
TOTAL MARKET VALUE		832,547	
SOH/AGL Deduction		0	
ASSESSED VALUE		832,547	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		832,547	
TOTAL JUST VALUE		832,547	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		834,458	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6391	REMODEL	50,000	04/06/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2694/533	2/09/2024	WD Q	I	01	
GRANTOR: FIN HOMES LLC					
GRANTEE: MCFALL ISAIAH A & A					
2578/0721	7/05/2022	WD U	I	11	100
GRANTOR: STOKES LEWIS E & CHER					
GRANTEE: FIN HOMES LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1993] W40 S8 BAS=[YR=1993] S20 W11 FOP=[YR=1993] N6 W33 FSP=[YR=1993] W11 S11 BAS=[YR=1993] S18 E31 N23 W20 S5 W11 \$ E11 N11 \$ S6 E20 S23 E27 N6 W14 N17 \$ S17 E14 S9 E18 N7 E8 N19 E11 N20 W40 \$ E40 N8 \$ PTR= E15 FOP=[YR=2003] E40 S8 FUS=[YR=1993] S20 W40 N20 E40\$ W40 N8\$ W15\$.											

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