

WOODLE CARL H & JOYCE M REV TRUST/WOODLE CARL H TR
49100 KINGS FERRY CEMETERY LN
HILLIARD, FL 32046

49-4N-25-4260-0010-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall		05	AVERAGE 100		0200	01	2,016	102.9000	82.32	165,957	2017	2017		0	0	2.50	97.50	VALUATION BY		STANDARD												
Roof Structure		03	GABLE/HIP 100		1 SFR MODULR - 100% - 2018										Heated Area: 1920				HX Base Yr 2018				Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100		BAS 2017 UOP 2018														BUILDING MARKET VALUE		213,344											
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE		0											
Interior Floor		14	CARPET 60																TOTAL LAND VALUE - MARKET		154,760											
Interior Floor		08	SHT VINYL 40																TOTAL MARKET VALUE		259,105											
Air Condition		03	CENTRAL 100																SOH/AGL Deduction		86,865											
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE		172,240											
Bedrooms			3 100																TOTAL EXEMPTION VALUE		HX HB		50,000									
Bathrooms			2 100																BASE TAXABLE VALUE		122,240											
Frame		02	WOOD FRAME 100																TOTAL JUST VALUE		368,104											
Stories		1.	1. 100																NCON VALUE		0											
Units			0 100		INCOME VALUE																											
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE		321,375																									
Quality		03	Quality Level 03																													
DOR CODE		5000 IMPROVED AG																														
MAP NUM			MKT AREA		05																											
NEIGHBORHOOD/LOC		5003.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,920	100	1,920	154,103																												
UOP	480	20	96	7,705																												
TOTALS		2,400	2,016	161,808																												
EXTRA FEATURES					49100 KINGS FERRY CEMETERY LN, HILLIARD										BLD DATE				LGL DATE		04/04/2019		MF									
															XF DATE				LAND DATE													
															INC DATE				AG DATE													
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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000															
2	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	12.97	AC		1.00	1.00	1.00	795.00	795.00	10,311															
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	225.00	225.00	450															
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	14.97	AC		1.00	1.00	1.00	8,000.00	8,000.00	119,760															
REVIEW DATE		02/14/2024		BY		KBA	Total Acres: 15.97		Total Land Value: 45,761		Market: 119,760		Agricultural: 10,761		Common: 35,000		PRINTED 08/06/2024 BY SYS															

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