PT ZACHARIAH HADDOCK GRANTS
SEC'S 48 & 50-4N-25E
IN OR 2352/1412

CABRERA HOMERO ARMANDO S/VANDERVELDE MERCEDES D S
7096 BEECHFERN LANE NORTH
JACKSONVILLE, FL 32244

2024

50-4N-25-0000-0001-0020

BUILDING CHARACTERISTICS

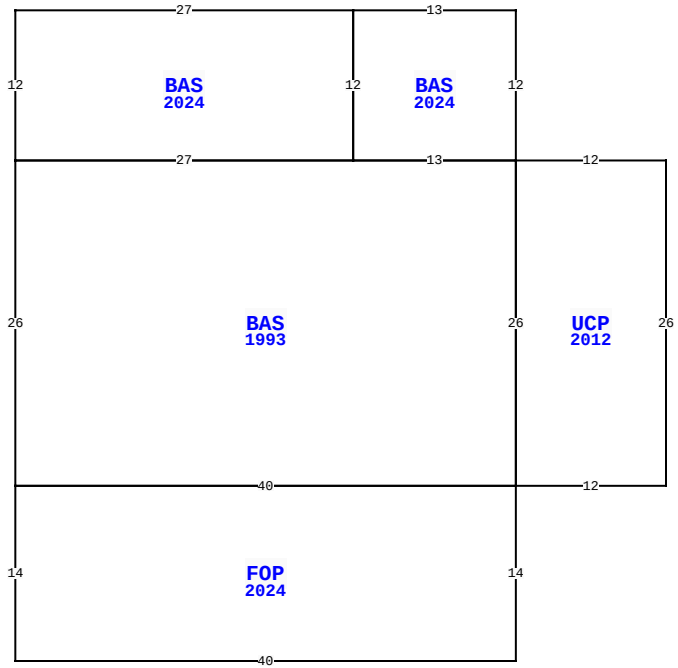
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,040	100	1,040	88,624
BAS	156	100	156	13,294
BAS	324	100	324	27,609
FOP	560	30	168	14,316
UCP	312	20	62	5,284
TOTALS	2,392		1,750	149,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,750	104.0000	98.80	172,900	1985	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 0% - 2023 Heated Area: 1520 HX Base Yr



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

377330 KINGS FERRY RD, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	149,126
TOTAL MARKET OB/XF VALUE	1,402
TOTAL LAND VALUE - MARKET	30,240
TOTAL MARKET VALUE	180,768
SOH/AGL Deduction	0
ASSESSED VALUE	180,768
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,768
TOTAL JUST VALUE	180,768
NCON VALUE	116,719
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0836	9/07/2022	SW	Q	I	01	75,000
GRANTOR: KINGS FERRY RD LAND T						
GRANTEE: CABERERA HOMERO A &						
2589/0834	9/06/2022	SW	U	I	11	100
GRANTOR: PROPERTY DECISION LLC						
GRANTEE: KINGS FERRY RD LAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-25,0] W27 S26 E40 N26 W13 $
FOP=[YR=2024;ORIG=-52,26] S14 E40 N14 W40 $
BAS=[YR=2024;ORIG=-52,0] E27 N12 W27 S12 $
UCP=[YR=2012;ORIG=0,0] W12 S26 E12 N26 $
BAS=[YR=2024;ORIG=-12,0] N12 W13 S12 E13 $
.

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	0	13	21	273.00	SF	6.50	6.50	100	2000	2000	3	79	1,402	

LAND DESCRIPTION

TOTAL OB/XF 1,402

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	0	0006	OR	0.00	0.00	1.44	AC		1.00	1.00	0.60	35,000.00	21,000.00	30,240							

REVIEW DATE 01/08/2024 BY KW Total Acres: 1.44 Total Land Value: 30,240 Market: 0 Agricultural: 0 Common: 30,240 PRINTED 08/06/2024 BY SYS