LOT 4
DAVIS ACRES PBK 5/58
ESMT IN OR 2613-88

LASSERRE-ADAMS JULIE ANNA
37854 KINGS FERRY RD
HILLIARD, FL 32046

2025

04-3N-24-2300-0004-0000

BUILDING CHARACTERISTICS

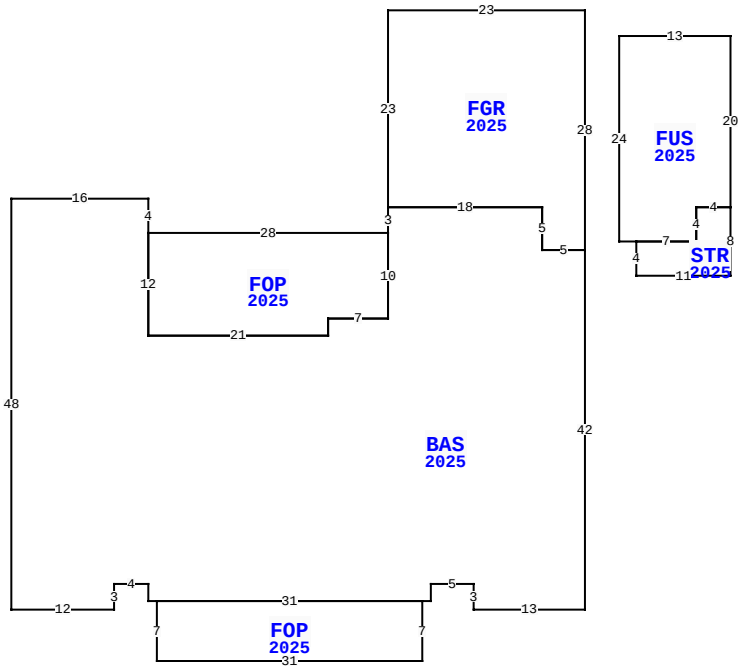
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,674	100	2025	2,674	407,651
FGR	554	55	2025	305	46,497
FOP	217	30	2025	65	9,909
FOP	322	30	2025	97	14,788
FUS	296	100	2025	296	45,125
STR	60	10	2025	6	915
TOTALS	4,123			3,443	524,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,443	96.4896	152.45	524,885	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2970 HX Base Yr 2025



37854 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		561,226
TOTAL MARKET OB/XF VALUE		8,232
TOTAL LAND VALUE - MARKET		164,340
TOTAL MARKET VALUE		617,926
SOH/AGL Deduction		255,985
ASSESSED VALUE		361,941
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		306,219
TOTAL JUST VALUE		733,798
NCON VALUE		564,726
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230000963			01/18/2024
230011677	POLE BARN	0	09/13/2023
23002602	NEW CONSTR	562,143	02/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/0888	8/15/2022	WD	Q	V	01	210,000
GRANTOR: BROCK CHADWICK						
GRANTEE: LASSERRE-ADAMS JULI						
2363/1012	5/26/2020	WD	Q	V	01	125,000
GRANTOR: RODENBARGER FRANCES						
GRANTEE: BROCK CHADWICK						

BUILDING NOTES

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	
3	0810	CONCRETE A	0	100	0	0	728.00	SF	6.50	6.50	100	2025	2024		100	4,732	

BUILDING DIMENSIONS

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BAS=[YR=2025;ORIG=127,16] W5 N5 W18 S3 S10 W7 S2 W21 N12 N4
W16 S48 E12 N3 E4 S2 E1 E31 E1 N2 E5 S3 E13 N42 $
FGR=[YR=2025;ORIG=104,-12] E23 S28 W5 N5 W18 N23 $
FOP=[YR=2025;ORIG=76,14] E28 S10 W7 S2 W21 N12 $
FUS=[YR=2025;ORIG=131,-9] E13 S20 W4 S4 W7 W2 N24 $
FOP=[YR=2025;ORIG=77,57] E31 S7 W31 N7 $
STR=[YR=2025;ORIG=133,15] S4 E11 N8 W4 S4 W7 $
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LAND DESCRIPTION

TOTAL OB/XF 8,232

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	005000	C	AGRICULTURAL	100					1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	2.30	AC		1.00	1.00	1.00	370.00	370.00	851							
3	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	3.82	AC		1.00	1.00	1.00	685.00	685.00	2,617							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.12	AC		1.00	1.00	1.00	19,500.00	19,500.00	119,340							

REVIEW DATE 12/16/2024 BY WWX Total Acres: 7.12 Total Land Value: 48,468 Market: 119,340 Agricultural: 3,468 Common: 45,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

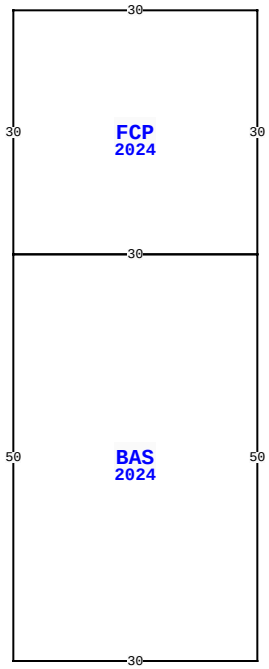
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2024	1,500	31,601
FCP	900	25	2024	225	4,740
TOTALS	2,400			1,725	36,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,725	57.5000	21.28	36,708	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 1500 HX Base Yr 2025



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2363/1012	5/26/2020	WD	Q	V	01	125,000
GRANTOR: RODENBARGER FRANCES						
GRANTEE: BROCK CHADWICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S50 W30 N50 $
FCP=[YR=2024;ORIG=50,10] E30 N30 W30 S30 $
.

EXTRA FEATURES

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

REVIEW DATE 12/16/2024 BY WWX Total Acres: 7.12 Total Land Value: 48,468 Market: 119,340 Agricultural: 3,468 Common: 45,000 PRINTED 07/30/2025 BY SYS