LOTS 6 & 7
ESMT OR 1657/259
DAVIS ACRES PB 5/58

PATE GARY
37978 KINGS FERRY RD
HILLIARD, FL 32046

2025

04-3N-24-2300-0006-0000

BUILDING CHARACTERISTICS

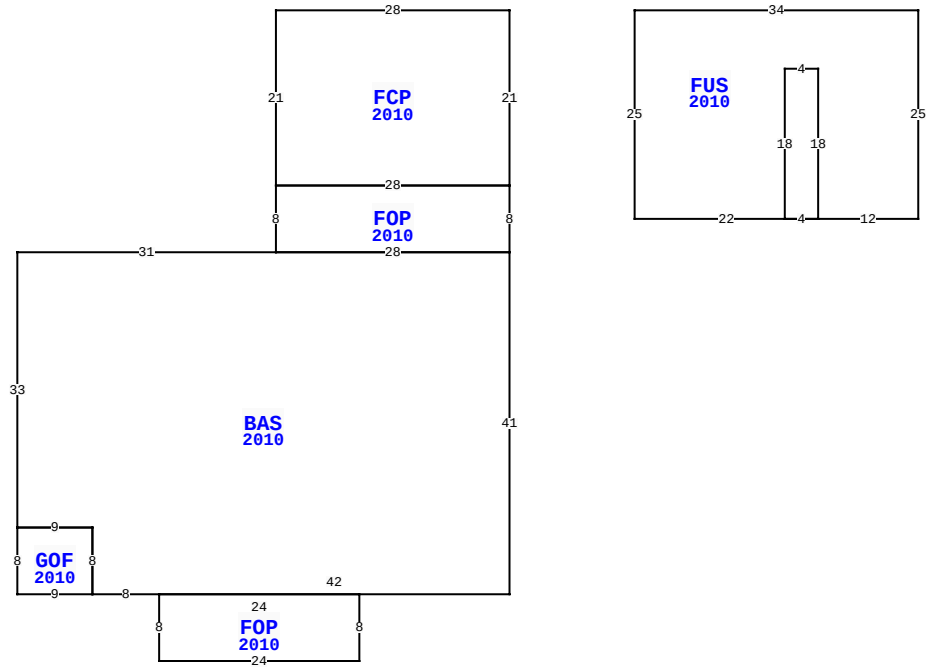
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,347	100	2010	2,347	287,223
FCP	588	25	2010	147	17,990
FOP	192	30	2010	58	7,098
FOP	224	30	2010	67	8,200
FUS	778	100	2010	778	95,211
GOF	72	125	2010	90	11,014
TOTALS	4,201			3,487	426,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,487	99.6912	131.59	458,854	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2011 Heated Area: 3197 HX Base Yr 2011



37978 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		431,911
TOTAL MARKET OB/XF VALUE		646
TOTAL LAND VALUE - MARKET		261,845
TOTAL MARKET VALUE		481,835
SOH/AGL Deduction		284,088
ASSESSED VALUE		197,747
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,025
TOTAL JUST VALUE		694,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21530	CO ISSUED	0	04/07/2010
M14406	MECH OTHER	0	03/01/2009
E21467	ELEC OTHER	2,000	12/01/2008
P13585	OTHER	0	12/01/2008
R11332	REPAIR/RRF	9,000	06/01/2008
B21530	NEW CONSTR	278,784	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2294/0987	6/21/2019	QC	U	I	11	100
GRANTOR: PATE JOYCE M						
GRANTEE: PATE GARY W						
1529/0191	10/05/2007	WD	Q	I		185,000
GRANTOR: MAY MELVIN & JACKIE						
GRANTEE: PATE GARY & JOYCE						

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
1	0810	CONCRETE A	0	100	0	0	129.00	SF	6.50	6.50	100	2000	2000	3	77	646	

BUILDING DIMENSIONS

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BAS=[YR=2010;ORIG=-28,29] W31 S33 E9 S8 E8 E42 N41 W28 $
FUS=[YR=2010;ORIG=15,0] E34 S25 W12 N18 W4 S18 E4 W22 N25 $
FCP=[YR=2010;ORIG=0,0] W28 S21 E28 N21 $
FOP=[YR=2010;ORIG=-28,21] S8 E28 N8 W28 $
FOP=[YR=2010;ORIG=-42,70] S8 E24 N8 W24 $
GOF=[YR=2010;ORIG=-59,62] S8 E9 N8 W9 $
PTR=[ORIG=0,0] E15 W15 $
.
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LAND DESCRIPTION

TOTAL OB/XF 646

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	0006	OR	0.00	0.00	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	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.99	AC		1.00	1.00	1.00	190.00	190.00	948							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.99	AC		1.00	1.00	1.00	15,500.00	15,500.00	216,845							

REVIEW DATE 04/07/2025 BY WWA Total Acres: 14.99 Total Land Value: 49,278 Market: 216,845 Agricultural: 4,278 Common: 45,000 PRINTED 07/30/2025 BY SYS

LOTS 6 & 7
ESMT OR 1657/259
DAVIS ACRES PB 5/58

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NASSAU COUNTY PROPERTY

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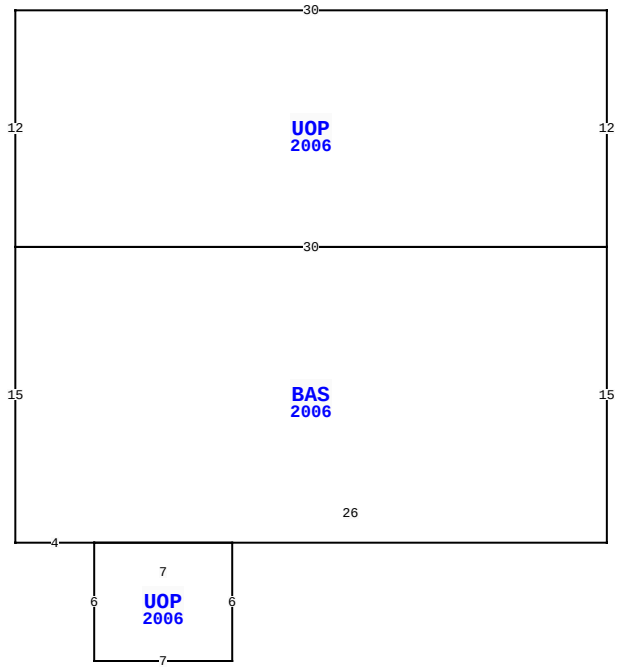
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	450	100	2006	450	4,396
UOP	42	20	2006	8	78
UOP	360	20	2006	72	703
TOTALS	852			530	5,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	530	44.0000	16.28	8,628	2000	2000	0	0	0	40.00	60.00

2 GARAGE RES – 100% - 2011 Heated Area: 450 HX Base Yr 2011



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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
WE00534	XFOB	0	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: PATE JOYCE M						
GRANTEE: PATE GARY W						
1529/0191	10/05/2007	WD	Q	I		185,000
GRANTOR: MAY MELVIN & JACKIE						
GRANTEE: PATE GARY & JOYCE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2006] W30 S12 BAS=[YR=2006] S15 E4 UOP=[YR=2006] S6 E7 N6 W7$ E26 N15 W30$ E30 N12$.

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

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