LOTS 8 & 9
L/E OR 1595/84
DAVIS ACRES PB 5/58

MEKARA MICHAEL T SR & J H L/E/
371086 KINGS FERRY ROAD
HILLIARD, FL 32046

2025

04-3N-24-2300-0008-0000

BUILDING CHARACTERISTICS

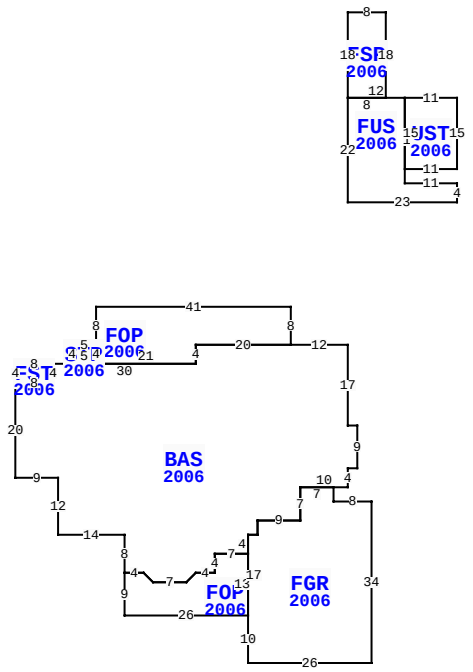
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	2,597	100	2006	2,597	316,202
FGR	855	55	2006	470	57,226
FOP	244	30	2006	73	8,888
FOP	412	30	2006	124	15,098
FSP	144	40	2006	58	7,062
FST	32	55	2006	18	2,192
FUS	308	100	2006	308	37,501
STP	20	10	2006	2	244
UST	165	45	2006	74	9,010
TOTALS	4,777			3,724	453,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,724	106.0200	139.95	521,174	2006	2006	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2007 Heated Area: 2905 HX Base Yr 2007



371086 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		468,535
TOTAL MARKET OB/XF VALUE		62,453
TOTAL LAND VALUE - MARKET		175,832
TOTAL MARKET VALUE		706,820
SOH/AGL Deduction		318,813
ASSESSED VALUE		388,007
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		337,285
TOTAL JUST VALUE		706,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		640,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007984	XFOB	13,800	07/26/2019
19005424	SWIM POOL	77,000	05/23/2019
18011603	CARPORT	15,487	11/21/2018
R1413921	REPAIR/RRF	6,800	05/01/2014
B17239	CARPORT	19,200	04/01/2006
M11327	MECH OTHER	0	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1595/0084	12/01/2008	WD	U	I	18	100
GRANTOR: MEKARA MICHAEL T SR &						
GRANTEE: MEKARA MICHAEL T SR						
1337/0582	7/29/2005	WD	Q	V		141,800
GRANTOR: DAVIS JAMES F						
GRANTEE: MEKARA MICHAEL T SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 FOP=[YR=2006] N8 W41 S8 STP=[YR=2006] W5 S4 E5 N4$ S4 E21 N4 E20$ W20 S4 W30 FST=[YR=2006] W8 S4 E8 N4$ S4 W8 S20 E9 S12 E14 S8 FOP=[YR=2006] S9 E26 FGR=[YR=2006] S10 E26 N34 W8 N3 W7 S7 W9 S3 W2 S17$ N13 W7 S4 W4 D2 L2 W7 L2 U2 W4$ E4 D2 R2 E7 R2 U2 E4 N4 E7 N4 E2 N3 E9 N7 E10 N4 E2 N9 W2 N17$ PTR=N30 FUS=[YR=2006] N22 FSP=[YR=2006] N18 E8 S18 W8$ E12 UST=[YR=2006] E11 S15 W11 N15$ S18 E11 S4 W23$ S30$.

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	0812	CONCRETE C	0	100	0	0	1,148.00	SF	4.00	4.00	100	2006	2006	3	86	3,949	
2	1127	BRICK 8"	0	100	0	0	24.00	SF	11.00	11.00	100	2006	2006	3	96	253	
4	0866	POOL FIBER	0	100	32	12	384.00	SF	72.00	72.00	100	2019	2019	3	82	22,671	
5	0855	CONC PAVER	0	100	0	0	1,298.00	SF	10.00	10.00	100	2019	2019	3	97	12,591	
6	0910	SCRN RM L	0	100	0	0	1,869.00	SF	15.00	15.00	100	2019	2019	3	82	22,989	

LAND DESCRIPTION

TOTAL OB/XF 62,453

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	000100	C	RES	100	0006	OR	0.00	0.00	14.18	AC		1.00	1.00	0.80	15,500.00	12,400.00	175,832							

REVIEW DATE 04/07/2025 BY WWA Total Acres: 14.18 Total Land Value: 175,832 Market: 0 Agricultural: 0 Common: 175,832 PRINTED 07/30/2025 BY SYS

LOTS 8 & 9
L/E OR 1595/84
DAVIS ACRES PB 5/58

MEKARA MICHAEL T SR & J H L/E/
371086 KINGS FERRY ROAD
HILLIARD, FL 32046

2025

04-3N-24-2300-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 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

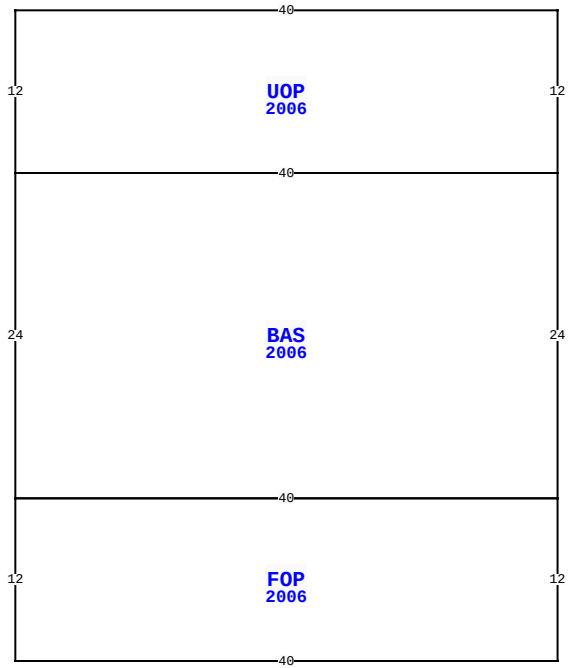
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2006	960	12,091
FOP	480	30	2006	144	1,814
UOP	480	20	2006	96	1,209
TOTALS	1,920			1,200	15,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	46.0000	17.02	20,424	2006	2006	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 2007 Heated Area: 960 HX Base Yr 2007



371086 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		337,285
TOTAL JUST VALUE		706,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		640,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516751	CO ISSUED	0	03/01/2006
B0516751	NEW CONSTR	0	03/01/2006
P10823	OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1595/0084	12/01/2008	WD	U	I	18	100
GRANTOR: MEKARA MICHAEL T SR &						
GRANTEE: MEKARA MICHAEL T SR						
1337/0582	7/29/2005	WD	Q	V		141,800
GRANTOR: DAVIS JAMES F						
GRANTEE: MEKARA MICHAEL T SR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2006] W40 S12 BAS=[YR=2006] S24 FOP=[YR=2006] S12 E40 N12 W40$ E40 N24 W40$ E40 N12$.

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 04/07/2025 BY WWA Total Acres: 14.18 Total Land Value: 175,832 Market: 0 Agricultural: 0 Common: 175,832 PRINTED 07/30/2025 BY SYS