

LOTS 10 & 11
ESMT OR 1438/1614
DAVIS ACRES PB 5/58

JASKOT ROGER D &/D'ERCOLE TINA-MARIE
D'ERCOLE TINA-MARIE (M/C), 371154 KINGS FERRY ROAD
HILLIARD, FL 32046

2025

04-3N-24-2300-0010-0000



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	PAGE 1 of 2										
Exterior Wall	20	FACE BRICK 100	0900	01	4,311	101.5520	134.05	577,890	2007	2007	0	0	12.75	87.25	VALUATION SUMMARY										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022													Heated Area: 3640									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022									
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMMT 60																							
Interior Floo	11	CLAY TILE 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		3.5 100																							
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	3,100	100	2007	3,100	362,572																				
FGR	759	55	2007	417	48,772																				
FOP	264	30	2007	79	9,240																				
FSP	437	40	2020	175	20,468																				
FUS	540	100	2007	540	63,158																				
TOTALS			5,100		4,311	504,209																			
EXTRA FEATURES						371154 KINGS FERRY RD, HILLIARD																			
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								
1	0811	CONCRETE B	0	100	0	0	1,030.00	SF	5.20	5.20	100	2007	2007	3	87	4,660									
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2011	2011	3	60	22,950									
3	0855	CONC PAVER	0	100	0	0	676.00	SF	10.00	10.00	100	2011	2011	3	91	6,152									
4	0910	SCRN RM L	0	100	0	0	1,126.00	SF	15.00	15.00	100	2011	2011	3	45	7,601									
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	45	900									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
1	000100	C	RES	100	0006	OR	0.00	0.00	14.15	AC		1.00	1.00	1.00	15,500.00	15,500.00	219,325								
TOTAL OB/XF 42,263																									
OTHER ADJUSTMENTS AND NOTES																									
YEAR DENSITY DECL FRZ YR CONSRV																									
REVIEW DATE 03/17/2022 BY TWHS Total Acres: 14.15 Total Land Value: 219,325 Market: 0 Agricultural: 0 Common: 219,325 PRINTED 07/30/2025 BY SYS																									

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