PT ZACHARIAH HADDOCK GRANT
SEC 50-4N-25E & PT OF GOVT
LOTS 2 & 3 OF SEC 7-4N-25E

WILLIAMS RICHARD B & PATRICIA
4958 MAYBANK WAY
JACKSONVILLE, FL 32225

2025

07-4N-25-0000-0004-0000

BUILDING CHARACTERISTICS

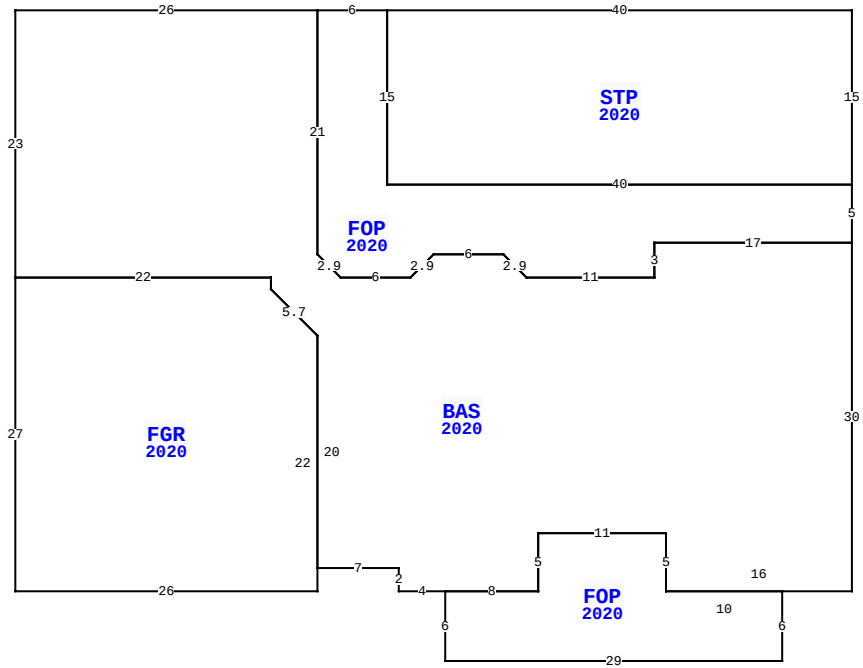
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,852	100	2020	1,852	253,201
FGR	690	55	2020	380	51,953
FOP	229	30	2020	69	9,434
FOP	389	30	2020	117	15,996
STP	600	10	2020	60	8,203
TOTALS	3,760			2,478	338,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,478	105.7920	139.65	346,053	2020	2020	0	0	0	2.10	97.90

2 SNGL FAM – 0% - 0 Heated Area: 1852 HX Base Yr



377141 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

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	0681	POLE SHED	0	0	18	29	522.00	SF	15.00	15.00	100	1987	1987	3	27	2,114	
2	0866	POOL FIBER	0	0	12	25	300.00	SF	72.00	72.00	100	1988	1988	3	20	4,320	
3	0476	VF 6 SBPL	0	0	0	0	48.00	LF	32.00	32.00	100	2008	2008	3	72	1,106	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
5	0911	SCRN RM A	0	0	34	46	1,564.00	SF	17.50	17.50	100	2021	2021	3	90	24,633	
6	0845	KOOL DECK	0	0	0	0	500.00	SF	7.25	7.25	100	2024	2020		98	3,553	
7	0811	CONCRETE B	0	0	0	0	675.00	SF	5.20	5.20	100	2024	2023		98	3,440	
8	0351	CARPORT MT	4	0	24	20	480.00	SF	5.00	5.00	100	2024	2020		86	2,064	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	603,613
TOTAL MARKET OB/XF VALUE	44,695
TOTAL LAND VALUE - MARKET	150,400
TOTAL MARKET VALUE	798,708
SOH/AGL Deduction	62,215
ASSESSED VALUE	736,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	736,493
TOTAL JUST VALUE	798,708
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	733,758

ALSO OWNS- ADJCNT PRCLS

TW/MH/ID#LOHGA11920248(A/B/C) RP: 12869938 & 12869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000140	ADDITION	26,000	01/12/2021
20002945	CO ISSUED	0	11/30/2020
20002945	NEW CONSTR	276,088	04/03/2020
20001360	DEMOLITION	10,000	02/13/2020
19009926	CO ISSUED	0	10/24/2019
19010852	GARAGE	86,940	10/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2289/1934	7/11/2019	WD	U	I	37	310,000
GRANTOR: PICKETT LENA G						
GRANTEE: WILLIAMS RICHARD B						
2605/0551	6/04/2019	FJ	U	I	11	0
GRANTOR: PICKETT EDWARD L SR E						
GRANTEE: PICKETT LENA G ET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=-46,0] W26 S23 E22 S1 D4R4 S20 E7 S2 E4 E8 N5 E11 S5 E16 N30 W17 S3 W11 U2L2 W6 D2L2 W6 U2L2 N21 $
FGR=[YR=2020;ORIG=-72,23] S27 E26 N22 U4L4 N1 W22 $
STP=[YR=2020;ORIG=0,0] W40 S15 E40 N15 $
FOP=[YR=2020;ORIG=-40,0] W6 S21 D2R2 E6 U2R2 E6 D2R2 E11 N3 E17 N5 W40 N15 $
FOP=[YR=2020;ORIG=-35,50] S6 E29 N6 W10 N5 W11 S5 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 44,695

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	0	0006	OR	0.00	0.00	7.20	AC		1.00	1.00	1.00	19,500.00	19,500.00	140,400							
2	009530	C	POND	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	10,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 11.20 Total Land Value: 150,400 Market: 0 Agricultural: 0 Common: 150,400 PRINTED 07/30/2025 BY SYS

PT ZACHARIAH HADDOCK GRANT
SEC 50-4N-25E & PT OF GOVT
LOTS 2 & 3 OF SEC 7-4N-25E

WILLIAMS RICHARD B & PATRICIA
4958 MAYBANK WAY
JACKSONVILLE, FL 32225

2025

07-4N-25-0000-0004-0000

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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

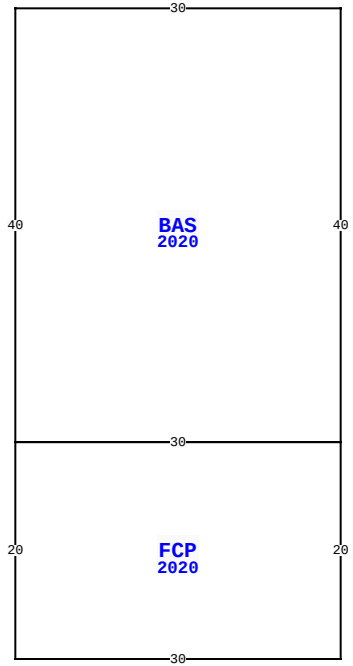
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2020	1,200	25,494
FCP	600	25	2020	150	3,187
TOTALS	1,800			1,350	28,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,350	59.8000	22.13	29,876	2020	2020	0	0	0	4.00	96.00

3 GARAGE RES – 0% - 0 Heated Area: 1200 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

377141 KINGS FERRY RD, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	603,613
TOTAL MARKET OB/XF VALUE	44,695
TOTAL LAND VALUE - MARKET	150,400
TOTAL MARKET VALUE	798,708
SOH/AGL Deduction	62,215
ASSESSED VALUE	736,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	736,493
TOTAL JUST VALUE	798,708
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	733,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009930	MH MOVE-ON	0	09/20/2019
C4581	CO ISSUED	0	10/01/2006
MH4581	MH MOVE-ON	0	10/01/2006
M12098	MECH OTHER	0	10/01/2006
P11634	OTHER	0	10/01/2006
E18034	ELEC OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2289/1934	7/11/2019	WD	U	I	37	310,000
GRANTOR: PICKETT LENA G						
GRANTEE: WILLIAMS RICHARD B						
2605/0551	6/04/2019	FJ	U	I	11	0
GRANTOR: PICKETT EDWARD L SR E						
GRANTEE: PICKETT LENA G ET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=-10,-10] W30 S40 E30 N40 $
FCP=[YR=2020;ORIG=-40,30] S20 E30 N20 W30 $
.

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 01/31/2024 BY KBA Total Acres: 11.20 Total Land Value: 150,400 Market: 0 Agricultural: 0 Common: 150,400 PRINTED 07/30/2025 BY SYS

PT ZACHARIAH HADDOCK GRANT
SEC 50-4N-25E & PT OF GOVT
LOTS 2 & 3 OF SEC 7-4N-25E

WILLIAMS RICHARD B & PATRICIA
4958 MAYBANK WAY
JACKSONVILLE, FL 32225

2025

07-4N-25-0000-0004-0000

BUILDING CHARACTERISTICS

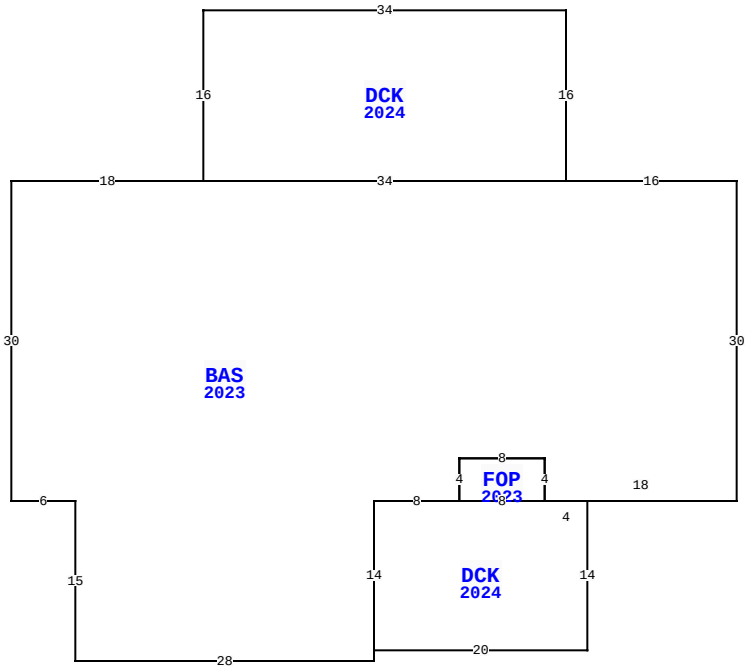
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,428	100	2023	2,428	223,794
DCK	280	15	2024	42	3,872
DCK	544	15	2024	82	7,558
FOP	32	30	2023	10	922
TOTALS	3,284			2,562	236,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,562	116.6000	99.11	253,920	2019	2019	0	0	0	7.00	93.00

4 M/H 94+ – 0% - 2023 Heated Area: 2428 HX Base Yr



377141 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	603,613
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TOTAL LAND VALUE - MARKET	150,400
TOTAL MARKET VALUE	798,708
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ASSESSED VALUE	736,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	736,493
TOTAL JUST VALUE	798,708
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	733,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7139	ADDITION	1,000	04/08/1991
3196	SWIM POOL	150	09/19/1988
5168	SWIM POOL	12,175	09/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2289/1934	7/11/2019	WD	U	I	37	310,000
GRANTOR: PICKETT LENA G						
GRANTEE: WILLIAMS RICHARD B						
2605/0551	6/04/2019	FJ	U	I	11	0
GRANTOR: PICKETT EDWARD L SR E						
GRANTEE: PICKETT LENA G ET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,0] E18 E34 E16 S30 W18 N4 W8 S4 W8 S14 S1 W28 N15 W6 N30 $
DCK=[YR=2024;ORIG=104,30] W4 W8 W8 S14 E20 N14 $
FOP=[YR=2023;ORIG=92,26] E8 S4 W8 N4 $
DCK=[YR=2024;ORIG=68,0] E34 N16 W34 S16 $
.

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 01/31/2024 BY KBA Total Acres: 11.20 Total Land Value: 150,400 Market: 0 Agricultural: 0 Common: 150,400 PRINTED 07/30/2025 BY SYS