IN OR 2190/620
EX 2-13 THRU 2-15 &
EX 2-17 THRU 2-20

REGISTER ROBERT J Q & AMANDA P
376783 KINGS FERRY ROAD
HILLIARD, FL 32046

2025

18-4N-25-0000-0002-0050

BUILDING CHARACTERISTICS

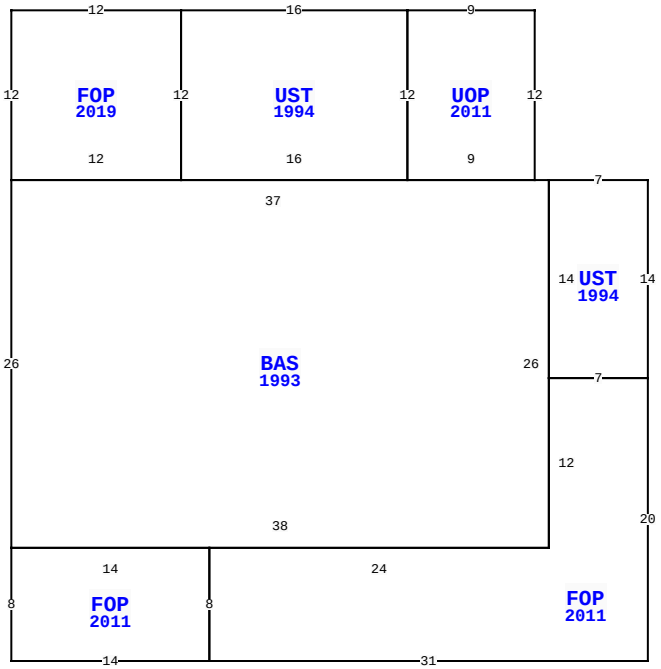
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	988	100	1993	988	104,635
FOP	112	30	2011	34	3,601
FOP	332	30	2011	100	10,591
FOP	144	30	2019	43	4,554
UOP	108	20	2011	22	2,330
UST	98	45	1994	44	4,660
UST	192	45	1994	86	9,108
TOTALS	1,974			1,317	139,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,317	131.5600	131.56	173,265	1960	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2019 Heated Area: 988 HX Base Yr 2019



376783 KINGS FERRY RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		139,478
TOTAL MARKET OB/XF VALUE		5,472
TOTAL LAND VALUE - MARKET		110,760
TOTAL MARKET VALUE		255,710
SOH/AGL Deduction		105,903
ASSESSED VALUE		149,807
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,085
TOTAL JUST VALUE		255,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E9893	NEW CONSTR	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/0620	4/13/2018	WD	Q	I	01	146,000
GRANTOR: BYRD EVA P & ROBERT L						
GRANTEE: REGISTER ROBERT J Q						
1990/0403	6/24/2015	QC	U	I	11	100
GRANTOR: HERBERT ELIZABETH, MC						
GRANTEE: BYRD EVA PATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=2011] N12 W9 UST=[YR=1994] W16 FOP=[YR=2019] W12 S12 E12 N12$ S12 E16 N12$ S12 E9$ W37 S26 FOP=[YR=2011] S8 E14 FOP=[YR=2011] E31 N20 UST=[YR=1994] N14 W7 S14 E7$ W7 S12 W24 S8$ N8 W14$ E38 N26$.

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	450.00	SF	6.50	6.50	100	2006	2006	3	86	2,516	
2	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	2006	2006	3	24	1,797	
3	0940	SHEDS/PORT	0	100	12	22	264.00	SF	18.30	18.30	100	2006	2006	3	24	1,159	

LAND DESCRIPTION

TOTAL OB/XF 5,472

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	5.68	AC		1.00	1.00	1.00	19,500.00	19,500.00	110,760							

REVIEW DATE 07/31/2020 BY KBA Total Acres: 5.68 Total Land Value: 110,760 Market: 0 Agricultural: 0 Common: 110,760 PRINTED 07/30/2025 BY SYS