

PT OF SE1/4 OF NW1/4
PARCELS 2-7 & 2-17
IN OR 1973/557

SMITH HARRY T & WANDA A
376640 KINGS FERRY RD
HILLIARD, FL 32046

2025

18-4N-25-0000-0002-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	2,166	100	1993	2,166	232,339
FDU	441	65	1993	287	30,786
FGR	1,050	55	2018	578	62,000
FOP	77	30	1993	23	2,467
FOP	28	30	2009	8	858
UOP	189	20	1996	38	4,076
USP	300	30	1996	90	9,654
TOTALS	4,251			3,190	342,179

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0861	POOL GUNIT	0	100	19	34	646.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	650.00	SF	7.25
4	0812	CONCRETE C	0	100	0	0	1,389.00	SF	4.00
5	0911	SCRN RM A	0	100	40	52	2,080.00	SF	7.00
6	0510	GARAGE WD-	0	100	25	25	625.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	5.84

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,190	111.3200	146.94	468,739	1965	1990	0	0	27.00	73.00
1 SNGL FAM - 100% - 2018											
Heated Area: 2166											
HX Base Yr											

376640 KINGS FERRY RD, HILLIARD				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	
				05/13/2025		MLU	

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		342,179	
TOTAL MARKET OB/XF VALUE		36,890	
TOTAL LAND VALUE - MARKET		113,880	
TOTAL MARKET VALUE		492,949	
SOH/AGL Deduction		101,327	
ASSESSED VALUE		391,622	
TOTAL EXEMPTION VALUE		13	391,622
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		492,949	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		457,589	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003041	GARAGE	31,070	06/01/2018
B973646	REPAIR/RRF	1,100	02/01/1997
R970573	REPAIR/RRF	8,750	02/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1973/0557	1/14/2015	SW	U	I	18	90,000	
GRANTOR: SECRETARY OF VETERANS							
GRANTEE: SMITH HARRY T & WAN							
1937/0264	8/29/2014	QC	U	I	11	100	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: WELLS FARGO BANK N							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W17 USP=[YR=1996] N15 W20 S8 UOP=[YR=1996] W27 S7 E27 N7\$ S7 E20\$ W62 FGR=[YR=2018] N1 W42 S25 E42 N24 \$ S26 E52 FOP=[YR=1993] S7 E11 N7 W11\$E11 S7 E16 N33\$ PTR=E15 FDU=[YR=1993] E21 S21 W7 FOP=[YR=2009] S4 W7 N4 E7\$ W14 N21\$ W15\$.							