PT OF NE1/4 OF SW1/4 OF
SEC 18-4N-25E IN OR 2357/318
(EX PT IN OR 94/142,OR 187/655

THRIFT NICHOLAS IRA & TANYA A
29150 BOZEMAN LANE
HILLIARD, FL 32046

2025

18-4N-25-0000-0002-0170

NASSAU COUNTY PROPERTY

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

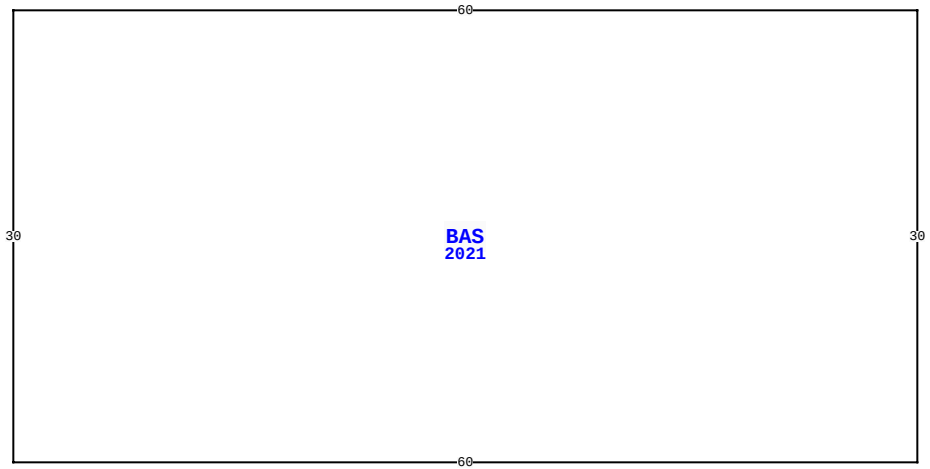
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2021	1,800	173,046
TOTALS	1,800			1,800	173,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	116.6000	99.11	178,398	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 0% - 0 Heated Area: 1800 HX Base Yr



376575 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	173,046
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,850
TOTAL MARKET VALUE	205,896
SOH/AGL Deduction	44,105
ASSESSED VALUE	161,791
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,791
TOTAL JUST VALUE	205,896
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011327	CO ISSUED	0	01/08/2021
20011327	MH MOVE-ON	0	11/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2357/0318	4/28/2020	WD	Q	V	01	20,000

GRANTOR: HADDOCK CARL & EVELEN
GRANTEE: THRIFT NICHOLAS IRA

2335/1253	1/20/2020	FJ	U	I	11	100

GRANTOR: ALLEN EVELYN HADDOCK
GRANTEE: HADDOCK CARL & EVEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 S30 E60 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.46	AC		1.00	1.00	0.50	45,000.00	22,500.00	32,850							

REVIEW DATE 12/31/2020 BY KB Total Acres: 1.46 Total Land Value: 32,850 Market: 0 Agricultural: 0 Common: 32,850 PRINTED 07/30/2025 BY SYS