

PT OF NE1/4 OF SW1/4 OF
SEC 18-4N-25E IN OR 54/123
(EX PT IN OR 422/296)

PICKETT EVELENA H
376527 KINGS FERRY RD
HILLIARD, FL 32046

2025

18-4N-25-0000-0005-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	14	CARPET 70			
Interior Floor	08	SHT VINYL 30			
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			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	5000IMPROVED AG				
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	1,849	100	1993	1,849	141,657
FEP	288	80	1995	230	17,621
FGR	552	55	1993	304	23,290
FOP	192	30	1993	58	4,444
FST	143	55	1993	79	6,052
TOTALS	3,024			2,520	193,064

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,520	105.6000	105.60	266,112	1974	1985	0	0	27.45	72.55
1 SINGLE FAM - 100% - 1975						Heated Area: 1849		HX Base Yr 1975			
The floor plan diagram shows a large rectangular area divided into several sections. The sections are labeled with their market values and effective years: BAS 1993 (36x50), FEP 1995 (12x24), FST 1993 (9x13), FGR 1993 (23x24), and FOP 1993 (6x32). The dimensions are provided for each section.											
376527 KINGS FERRY RD, HILLIARD						376527 KINGS FERRY RD, HILLIARD					
						BLD DATE		LGL DATE			
						XF DATE		LAND DATE		05/21/2025	
						INC DATE					
						AG DATE					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100
3	0681	POLE SHED	0	100	12	20	240.00	SF	15.00	15.00	100
4	0351	CARPORT MT	0	100	12	28	336.00	SF	10.00	10.00	100
5	0681	POLE SHED	0	100	20	30	600.00	SF	15.00	15.00	100
6	0351	CARPORT MT	0	100	24	26	624.00	SF	6.90	6.90	100
7	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100
8	9001	CONTANR 40	0	100	0	0	1.00	UT	1,400.00	1,400.00	100
9	9000	CONTANR 20	0	100	0	0	1.00	UT	1,000.00	1,000.00	100
10	0810	CONCRETE A	0	100	0	0	132.00	SF	6.50	6.50	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC	1.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	3.67	AC	1.00
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.67	AC	1.00
TOTAL OB/XF 10,780											
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC	1.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	3.67	AC	1.00
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.67	AC	1.00
TOTAL OB/XF 10,780											
REVIEW DATE 08/03/2020 BY KBA Total Acres: 4.67 Total Land Value: 46,358 Market: 140,100 Agricultural: 1,358 Common: 45,000 PRINTED 07/30/2025 BY SYS											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		193,064	
TOTAL MARKET OB/XF VALUE		10,780	
TOTAL LAND VALUE - MARKET		185,100	
TOTAL MARKET VALUE		250,202	
SOH/AGL Deduction		122,356	
ASSESSED VALUE		127,846	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		77,124	
TOTAL JUST VALUE		388,944	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,892	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952254	ADDITION	2,448	09/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0054/0123	1/28/1965	WD	Q	V	01	300	
GRANTOR: HADDOCK W E & ELIZA B							
GRANTEE: PICKETT EVELENA H							

BUILDING NOTES							

BUILDING DIMENSIONS
FST=[YR=1993] W2 FEP=[YR=1995] N12 W24 S12 BAS=[YR=1993] W50
S36 E20 FOP=[YR=1993] E32 FGR=[YR=1993] E24 N23 W24 S23\$
N6W32 S6\$ N6 E32 N17 E13 N13 W15\$ E24\$ W9 S13 E11 N13\$.