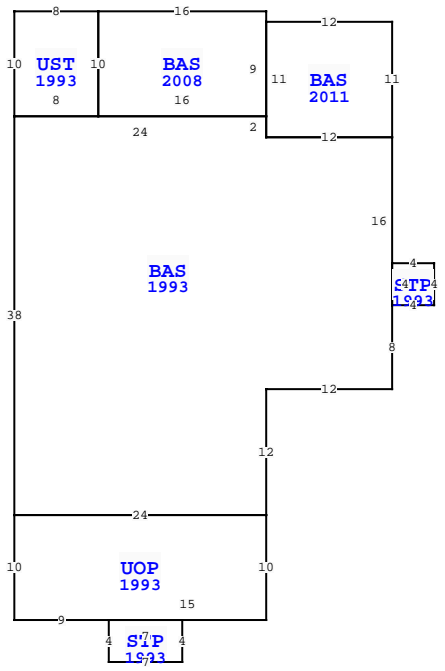


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	13	LVT/LAMMT 60	
Interior Floo	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	1993
BAS	160	100	2008
BAS	132	100	2011
STP	16	10	1993
STP	28	10	1993
UOP	240	20	1993
UST	80	45	1993
TOTALS	1,856		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2008		Heated Area: 1492					HX Base Yr 2008	



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			100,725
TOTAL MARKET OB/XF VALUE			57,568
TOTAL LAND VALUE - MARKET			268,155
TOTAL MARKET VALUE			258,992
SOH/AGL Deduction			129,749
ASSESSED VALUE			129,243
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			78,521
TOTAL JUST VALUE			426,448
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009256	ADDITION	173,880	10/05/2020
19006707	XFOB	17,542	06/01/2019
B1530365	GARAGE	35,393	04/01/2015
E23501	REMODEL	0	05/01/2011
B24276	ADDITION	14,537	01/01/2011
R12521	REPAIR/RRF	2,664	01/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2757/1719	12/15/2024	QC	U	I	11	100

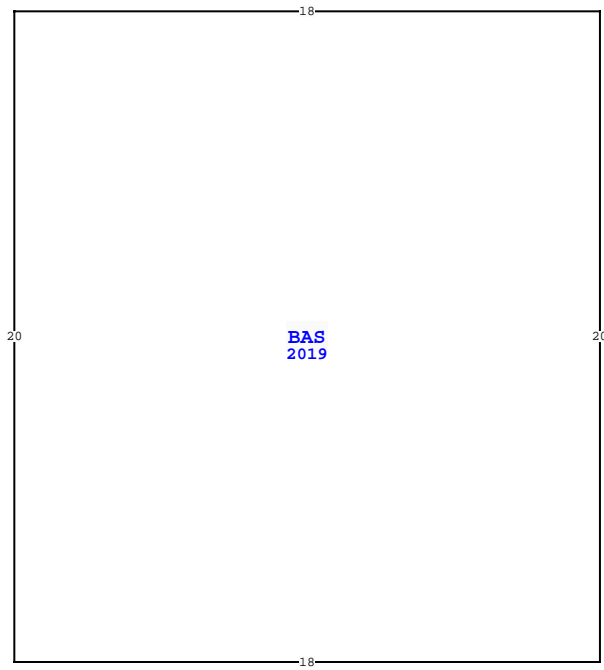
GRANTOR: PICKETT RYAN L	
GRANTEE: PICKETT RYAN & KRYS	
2740/1976	9/30/2024
GRANTOR: RPR TRUST	
GRANTEE: PICKETT RYAN & KRYS	

BUILDING NOTES	
BAS=[YR=2011] W12 BAS=[YR=2008] N1 W16 UST=[YR=1993] W8 S10 BAS=[YR=1993] S38 UOP=[YR=1993] S10 E9 STP=[YR=1993] S4 E7 N4 W7\$ E15 N10 W24\$ E24 N12 E12 N8 STP=[YR=1993] E4 N4 W4 S4\$ N16 W12 N2 W24\$ E8 N10\$ S10 E16 N9\$ S11 E12 N11\$.	

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
1	0510	GARAGE WD-	0	100	24	29	696.00	SF	17.50	17.50	100	1980	1980	3	20	2,436	
2	0810	CONCRETE A	0	100	17	18	306.00	SF	6.50	6.50	100	2008	2008	3	88	1,750	
3	0810	CONCRETE A	0	100	0	0	258.00	SF	6.50	6.50	100	1998	1998	3	73	1,224	
4	0940	SHEDS/PORT	0	100	10	16	160.00	SF	19.50	19.50	100	2006	2006	3	24	749	
5	0940	SHEDS/PORT	0	100	12	14	168.00	SF	20.10	20.10	100	2000	2000	3	20	675	
6	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	2008	2008	3	48	2,074	
7	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	2008	2008	3	48	864	
8	0940	SHEDS/PORT	0	100	10	14	140.00	SF	19.50	19.50	100	1998	1998	3	20	546	
9	0202	BARN WD 30	0	100	70	50	3,500.00	SF	15.00	15.00	100	2020	2020	3	90	47,250	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	4.36	AC		1.00	1.00	1.00	515.00	515.00	2,245							
3	005900	A	TIMBER WETLA	0		OR	0.00	0.00	3.10	AC		1.00	1.00	1.00	50.00	50.00	155							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.55	AC		1.00	1.00	1.00	225.00	225.00	799							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.01	AC		1.00	1.00	1.00	15,500.00	15,500.00	170,655							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 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	03	Quality Level 03	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	360	100	2019
TOTALS	360		360
			7,934

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2												2 GARAGE RES - 100% - 2008	
										Heated Area: 360		HX Base Yr 2008	
													
376290 KINGS FERRY RD, HILLIARD													
		BLD DATE		LGL DATE		05/09/2025		MLU					
		XF DATE		LAND DATE		04/02/2025		KBA					
		INC DATE		AG DATE									

NASSAU COUNTY PROPERTY				PAGE 2 of 2	4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		100,725			
TOTAL MARKET OB/XF VALUE		57,568			
TOTAL LAND VALUE - MARKET		268,155			
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ASSESSED VALUE		129,243			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		78,521			
TOTAL JUST VALUE		426,448			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		235,895			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21487	XFOB	1,289	05/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2757/1719	12/15/2024	QC	U	I	11	100
GRANTOR: PICKETT RYAN L						
GRANTEE: PICKETT RYAN & KRYS						
2740/1976	9/30/2024	WD	Q	V	03	125,000
GRANTOR: RPR TRUST						
GRANTEE: PICKETT RYAN & KRYS						

EXTRA FEATURES	
376290 KINGS FERRY RD, HILLIARD	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2019] W18 S20 E18 N20\$.													

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
TOTAL OB/XF 0																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV