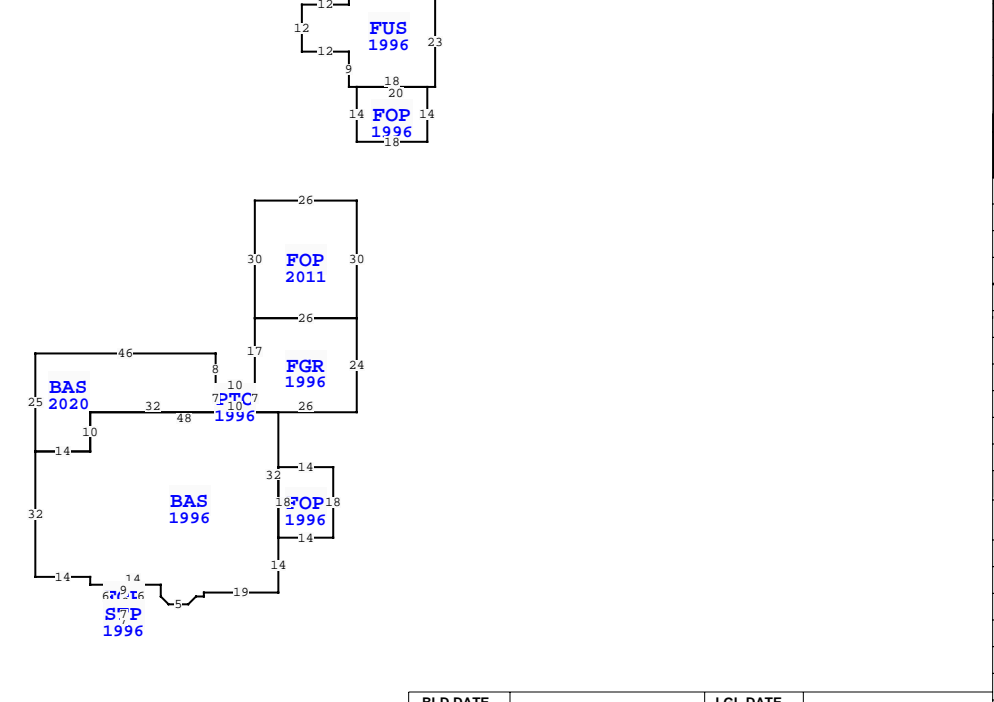




ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	5,051	100.6050	132.80	670,773	1996	2004	0	0	10.80	89.20	

1 SNGL FAM - 100% - 1997 Heated Area: 4300 HX Base Yr 1997



NEIGHBORHOOD/LOC 5001.00					
AREA TYPE	TOTAL GROSS AREA	PCF OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,645	100	1996	2,645	313,320
BAS	830	100	2020	830	98,320
FGR	624	55	1996	343	40,631
FOP	54	30	1996	16	1,896
FOP	252	30	1996	76	9,003
FOP	252	30	1996	76	9,003
FOP	780	30	2011	234	27,719
FUS	825	100	1996	825	97,728
PTO	70	5	1996	4	474
STP	21	10	1996	2	237
TOTALS	6,353			5,051	598,330

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0812	CONCRETE C	0	100	0	2,596.00	SF	4.00	4.00	100	1996	1996	3	70	7,269	
3	0812	CONCRETE C	0	100	0	5,109.00	SF	4.00	4.00	100	1997	1997	3	72	14,714	
4	0812	CONCRETE C	0	100	0	1,385.00	SF	4.00	4.00	100	1999	1999	3	75	4,155	
5	0812	CONCRETE C	0	100	0	6,849.00	SF	4.00	4.00	100	1997	1997	3	72	19,725	
6	0940	SHEDS/PORT	0	100	10	80.00	SF	30.00	30.00	100	2005	2005	3	22	528	
7	0811	CONCRETE B	0	100	0	1,463.00	SF	5.20	5.20	100	2018	2018	3	97	7,379	

376488 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/31/2024 KBA

NASSAU COUNTY PROPERTY PAGE 1 of 3

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		669,717
TOTAL MARKET OB/XF VALUE		56,465
TOTAL LAND VALUE - MARKET		435,630
TOTAL MARKET VALUE		779,326
SOH/AGL Deduction		349,980
ASSESSED VALUE		429,346
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		378,624
TOTAL JUST VALUE		1,161,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,037,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011228	ADDITION	92,011	11/08/2018
R12060	REPAIR/RRF	1,200	08/01/2009
B22792	CARPORT	12,720	08/01/2009
E973389	NEW CONSTR	600	02/01/1997
B9603071	ADDITION	5,000	07/01/1996
B9603072	GARAGE	26,588	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2453/1801	4/19/2021	QC	U	I	11	100

GRANTOR: WILDER EDNA J SHERMAN
GRANTEE: RPR TRUST
2453/1793 4/19/2021 WD U I 11 100
GRANTOR: HADDOCK ROWLAND G SR
GRANTEE: RPR TRUST

BUILDING NOTES

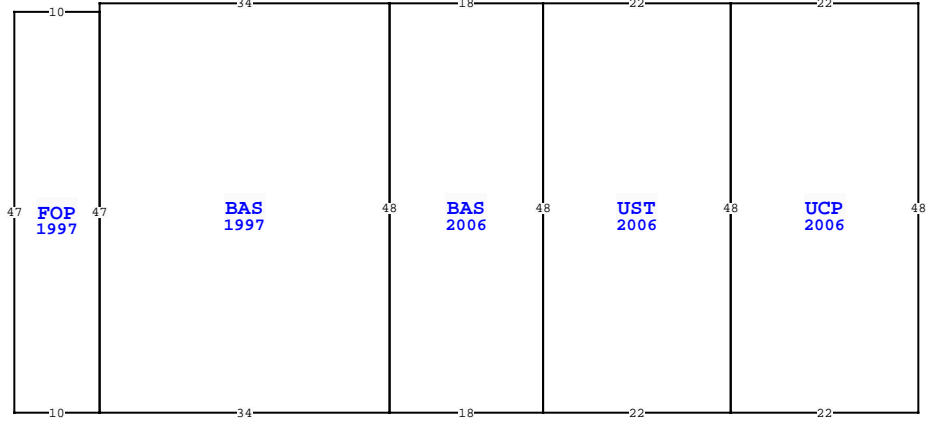
BUILDING DIMENSIONS
FOP=[YR=2011] W26 S30 FGR=[YR=1996] S17 PTO=[YR=1996] W10
BAS=[YR=2020] N8 W46 S25 BAS=[YR=1996] S32 E14 S2 E4
FOP=[YR=1996] S6 E1 STP=[YR=1996] S3 E7 N3 W7 \$ E8 N6 W9 \$
E14 S3 D2 R2 E5 R2 U2 E2 N1 E19N14 FOP=[YR=1996] E14 N18
W14 S18\$ N32 W48 S10 W14\$ E14 N10 E32 N7\$ S7 E10 N7 \$ S7 E26
N24 W26\$ E26 N30\$ PTR= N15 FOP=[YR=1996] N14 FUS=[YR=1996]
W2 N9 W12 N12 E12 N9 E25 S7 W3 S23 W20\$ E18 S14 W18\$ S15\$.

LAND DESCRIPTION TOTAL OB/XF 56,465

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
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	13.65	AC		1.00	1.00	1.00	515.00	515.00	7,030							
3	005900	A	TIMBER WETLA	0		OR	0.00	0.00	12.29	AC		1.00	1.00	1.00	50.00	50.00	614							
4	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	26.94	AC		1.00	1.00	1.00	14,500.00	14,500.00	390,630							

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	25	MOD METAL 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
GARAGE RES - 100% - 1997			Heated Area: 2496			HX Base Yr 1997						



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1997	1,632	27,369
BAS	864	100	2006	864	14,489
FOP	470	30	1997	141	2,365
UCP	1,056	20	2006	211	3,539
UST	1,056	45	2006	475	7,966
TOTALS	5,078			3,323	55,726

376488 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY		PAGE 2 of 3	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			669,717
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ASSESSED VALUE			429,346
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			378,624
TOTAL JUST VALUE			1,161,812
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,037,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602798	NEW CONSTR	99,128	05/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2453/1801	4/19/2021	QC	U	I	11	100
GRANTOR: WILDER EDNA J SHERMAN						
GRANTEE: RPR TRUST						
2453/1793	4/19/2021	WD	U	I	11	100
GRANTOR: HADDOCK ROWLAND G SR						
GRANTEE: RPR TRUST						

BUILDING NOTES	

BUILDING DIMENSIONS	
UCP=[YR=2006] W22 UST=[YR=2006] W22 BAS=[YR=2006] W18	
BAS=[YR=1997] W34 S1 FOP=[YR=1997] W10 S47 E10 N47 \$ S47	
E34 N48 \$ S48 E18 N48 \$ S48 E22 N48 \$ S48 E22 N48 \$.	

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
TOTAL OB/XF 0																

LAND DESCRIPTION													TOTAL OB/XF					0						
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

