

PT OF LOTS 4 & 5
A/K/A TRACT E
IN OR 530 PG 677

TYLER KENNETH
375917 KINGS FERRY ROAD
HILLIARD, FL 32046

2025

19-4N-25-4200-0004-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	05	AVERAGE 100	0820	02	1,438	122.7000	98.16	141,154	1980	1980	0	0	70.00	30.00	STANDARD																										
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 1990													Heated Area: 1437													HX Base Yr 1990												
Roof Cover	12	MODULAR MT 100	24 BAS 1993 24 29 FOP 1993 28																																						
Interior Wall	04	PLYWOOD 100																																							
Interior Floo	14	CARPET 90																																							
Interior Floo	07	CORK/VTILE 10																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		1.5 100																																							
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	1,437	100	1993	1,437	42,317																																				
FOP	3	30	1993	1	29																																				
TOTALS			1,440			1,438	42,346																																		
EXTRA FEATURES			375917 KINGS FERRY RD, HILLIARD																																						
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	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1988	1988	3	20	64																									
2	1243	WD DECK F	0	100	4	8	32.00	SF	8.00	8.00	100	1988	1988	3	20	51																									
3	0940	SHEDS/PORT	0	100	8	9	72.00	SF	20.10	20.10	100	1989	1989	3	20	289																									
4	0510	GARAGE WD-	0	100	15	17	255.00	SF	24.85	24.85	100	1970	1970	3	20	1,267																									
5	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00	35.00	100	1990	1990	3	20	4,704																									
LAND DESCRIPTION																																									
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	000100	C	RES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																								
REVIEW DATE 01/31/2024 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS																																									