PT OF LOTS 4 & 5
W OF ST RD 115 A
IN OR 2762/1838

CARROLL COREY D & CHEYENNE D L/E/
374294 KINGS FERRY RD
HILLIARD, FL 32046

2025

25-4N-24-2020-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

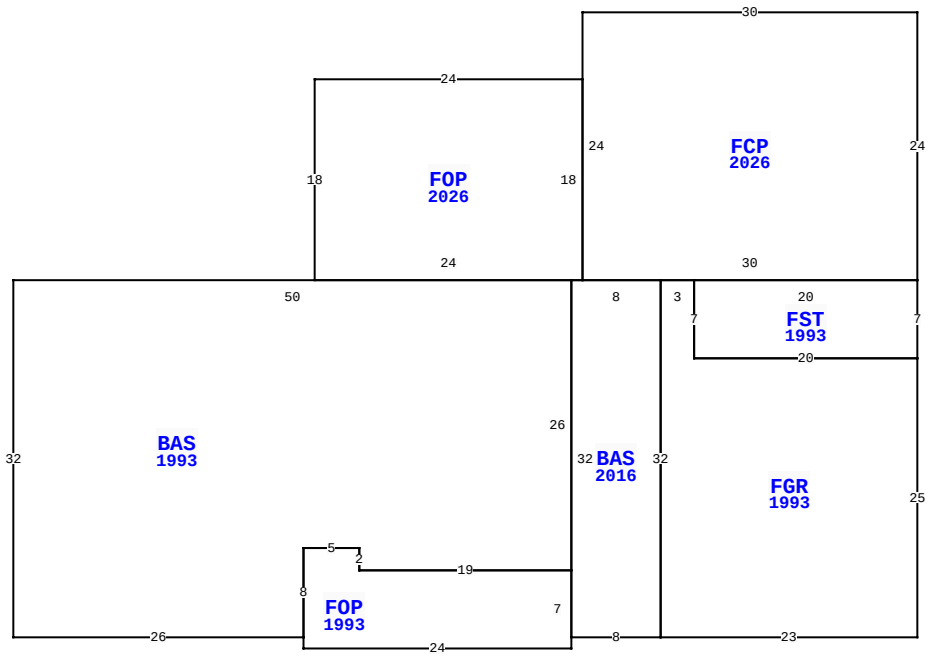
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,446	100	1993	1,446	149,987
BAS	256	100	2016	256	26,554
FCP	720	25	2026	180	18,670
FGR	596	55	1993	328	34,022
FOP	178	30	1993	53	5,498
FOP	432	30	2026	130	13,484
FST	140	55	1993	77	7,987
TOTALS	3,768			2,470	256,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,470	92.4480	122.03	301,414	1983	1993	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2017 Heated Area: 1702 HX Base Yr 2017



374294 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		327,566
TOTAL MARKET OB/XF VALUE		9,516
TOTAL LAND VALUE - MARKET		98,865
TOTAL MARKET VALUE		435,947
SOH/AGL Deduction		134,851
ASSESSED VALUE		301,096
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		250,374
TOTAL JUST VALUE		435,947
NCON VALUE		32,663
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313723	REPAIR/RRF	0	11/01/2013
6894	GARAGE	16,320	12/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2762/1838	12/19/2024	LE	U	I	11	100
GRANTOR: CARROLL COREY D & CHE						
GRANTEE: CARROLL FAMILY LIVI						
2046/1706	5/17/2016	WD	Q	I	01	216,000
GRANTOR: JACKSON BARBARA ANN						
GRANTEE: CARROLL COREY D & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-31,0] W50 S32 E26 N8 E5 S2 E19 N26 $
FGR=[YR=1993;ORIG=-20,0] W3 S32 E23 N25 W20 N7 $
BAS=[YR=2016;ORIG=-23,0] W8 S32 E8 N32 $
FOP=[YR=1993;ORIG=-55,32] S1 E24 N7 W19 N2 W5 S8 $
FST=[YR=1993;ORIG=0,0] W20 S7 E20 N7 $
FCP=[YR=2026;ORIG=0,0] W30 N24 E30 S24 $
FOP=[YR=2026;ORIG=-30,-18] W24 S18 E24 N18 $
.

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
1	0812	CONCRETE C	0	100	0	0	3,179.00	SF	4.00	4.00	100	1992	1992	3	62	7,884	
2	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	2013	2013	3	68	1,632	

LAND DESCRIPTION

TOTAL OB/XF 9,516

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	100	0006	OR	0.00	0.00	5.07	AC		1.00	1.00	1.00	19,500.00	19,500.00	98,865							

REVIEW DATE 06/18/2020 BY TWA Total Acres: 5.07 Total Land Value: 98,865 Market: 0 Agricultural: 0 Common: 98,865 PRINTED 07/30/2025 BY SYS

PT OF LOTS 4 & 5
W OF ST RD 115 A
IN OR 2762/1838

CARROLL COREY D & CHEYENNE D L/E/
374294 KINGS FERRY RD
HILLIARD, FL 32046

2025

25-4N-24-2020-0004-0030

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

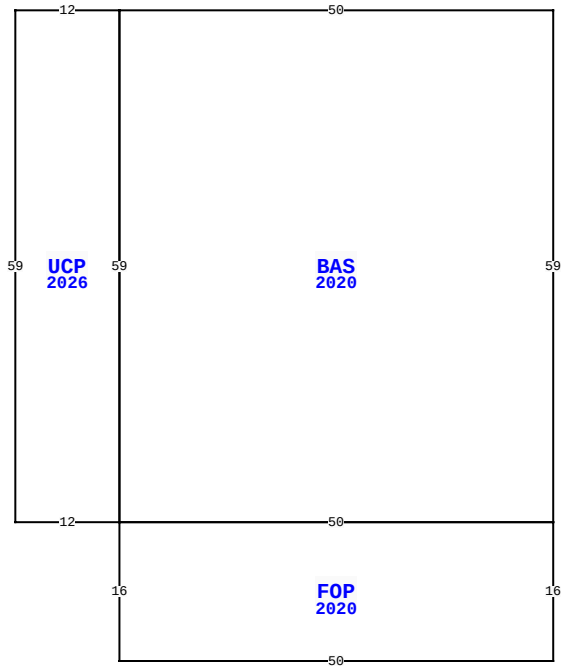
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,950	100	2020	2,950	63,182
FOP	800	30	2020	240	5,140
UCP	708	20	2026	142	3,041
TOTALS	4,458			3,332	71,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,332	60.3060	22.31	74,337	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2017 Heated Area: 2950 HX Base Yr 2017



374294 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: CARROLL FAMILY LIVI						
2046/1706	5/17/2016	WD	Q	I	01	216,000
GRANTOR: JACKSON BARBARA ANN						
GRANTEE: CARROLL COREY D & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W50 S59 E50 N59 $
FOP=[YR=2020;ORIG=-50,59] S16 E50 N16 W50 $
UCP=[YR=2026;ORIG=-50,0] W12 S59 E12 N59 $
.

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

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