PT LOTS 10 & 11
IN OR 2533/1229
CORNWALL SURVEY OF

KENYON KYLE ALLEN
373086 KINGS FERRY RD
HILLIARD, FL 32046

2025

26-4N-24-2020-0010-0100

BUILDING CHARACTERISTICS

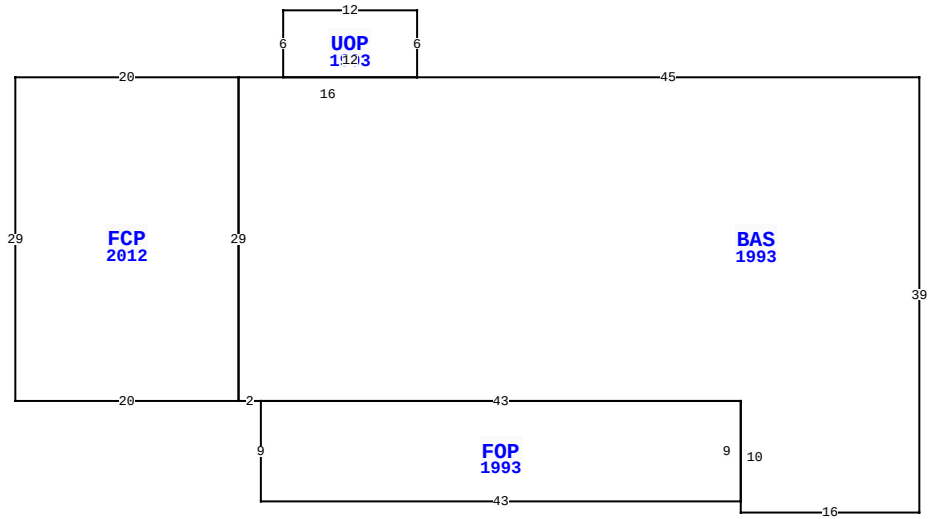
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,929	100	1993	1,929	208,827
FCP	580	25	2012	145	15,697
FOP	387	30	1993	116	12,557
UOP	72	20	1993	14	1,515
TOTALS	2,968			2,204	238,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,204	100.0188	132.02	290,972	1976	2000	0	0	0	18.00	82.00

1 SNGL FAM – 0% - 2023 Heated Area: 1929 HX Base Yr



373086 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	246,540
TOTAL MARKET OB/XF VALUE	6,014
TOTAL LAND VALUE - MARKET	62,550
TOTAL MARKET VALUE	315,104
SOH/AGL Deduction	2,991
ASSESSED VALUE	312,113
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,113
TOTAL JUST VALUE	315,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2533/1229	1/21/2022	WD	Q	I	01	325,000
GRANTOR: KUSTOM HOME REPAIR LL						
GRANTEE: KENYON KYLE ALLEN						
2457/0366	4/16/2021	WD	U	I	30	43,100
GRANTOR: NICKS DAVID W SR & MA						
GRANTEE: KUSTOM HOME REPAIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 UOP=[YR=1993] N6 W12 S6 E12$ W16
FCP=[YR=2012] W20 S29 E20 N29$ S29 E2 FOP=[YR=1993] S9 E43N9 W43$ E43 S10 E16 N39$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	36	1,260	
2	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2001	2001	3	79	2,054	
3	0681	POLE SHED	0	0	50	12	600.00	SF	15.00	15.00	100	2003	2003	3	30	2,700	

LAND DESCRIPTION

TOTAL OB/XF 6,014

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	0	0006	OR	0.00	0.00	1.39	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,550							

REVIEW DATE 04/05/2022 BY TWA Total Acres: 1.39 Total Land Value: 62,550 Market: 0 Agricultural: 0 Common: 62,550 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 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	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

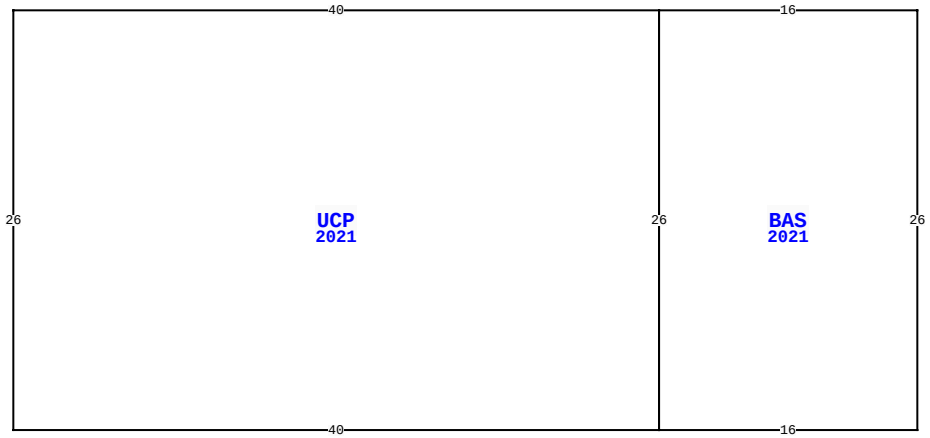
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100	2021	416	5,296
UCP	1,040	20	2021	208	2,648
TOTALS	1,456			624	7,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	50.6000	18.72	11,681	2003	2003	0	0	0	32.00	68.00

2 GARAGE RES – 0% - 2023 Heated Area: 416 HX Base Yr



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GRANTOR: NICKS DAVID W SR & MA						
GRANTEE: KUSTOM HOME REPAIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 UCP=[YR=2021] W40 S26 E40 N26$ S26 E16 N26$.

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

REVIEW DATE 04/05/2022 BY TWA Total Acres: 1.39 Total Land Value: 62,550 Market: 0 Agricultural: 0 Common: 62,550 PRINTED 07/30/2025 BY SYS