PT OF LOT 8
IN OR 942/614
FLHML3F158023744A &

ROGERS JOHN RAY & MELANIE JEAN
371855 KINGS FERRY ROAD
HILLIARD, FL 32046

2025

34-4N-24-2020-0008-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

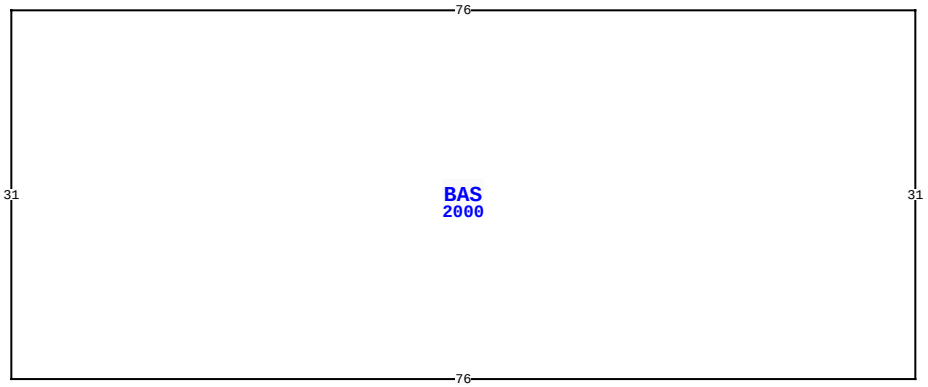
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	2,356	100	2000	2,356	123,761
TOTALS	2,356			2,356	123,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	123.6000	105.06	247,521	2000	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2001 Heated Area: 2356 HX Base Yr 2001



371843 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	1242	WD DECK A	0	100	20	12	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	
3	1243	WD DECK F	0	100	40	16	640.00	SF	8.00	8.00	100	2010	2010	3	40	2,048	
4	0510	GARAGE WD-	0	100	15	24	360.00	SF	35.00	35.00	100	2015	2015	3	75	9,450	
5	0351	CARPORT MT	0	100	24	15	360.00	SF	10.00	10.00	100	2015	2015	3	65	2,340	
6	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00	10.00	100	2015	2015	3	65	3,120	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,347
TOTAL MARKET OB/XF VALUE		20,343
TOTAL LAND VALUE - MARKET		62,160
TOTAL MARKET VALUE		385,850
SOH/AGL Deduction		107,030
ASSESSED VALUE		278,820
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,098
TOTAL JUST VALUE		385,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155677	CO ISSUED	0	12/15/2015
MH155677	MH MOVE-ON	0	09/30/2015
B1530988	GARAGE	83,194	08/31/2015
B1530656	CARPORT	0	06/30/2015
MH003235	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0942/0614	7/26/2000	WD	U	I	13	25,900
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: ROGERS JOHN R & MEL						
0942/0611	7/26/2000	WD	U	I	07	100
GRANTOR: HASSELL MARK O						
GRANTEE: HIGGINBOTHAM ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S31 E76 N31 $.

LAND DESCRIPTION

TOTAL OB/XF 20,343

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	0004	OR	0.00	0.00	2.22	AC		1.00	1.00	0.80	35,000.00	28,000.00	62,160							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.22 Total Land Value: 62,160 Market: 0 Agricultural: 0 Common: 62,160 PRINTED 07/30/2025 BY SYS

PT OF LOT 8
IN OR 942/614
FLHML3F158023744A &

ROGERS JOHN RAY & MELANIE JEAN
371855 KINGS FERRY ROAD
HILLIARD, FL 32046

2025

34-4N-24-2020-0008-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

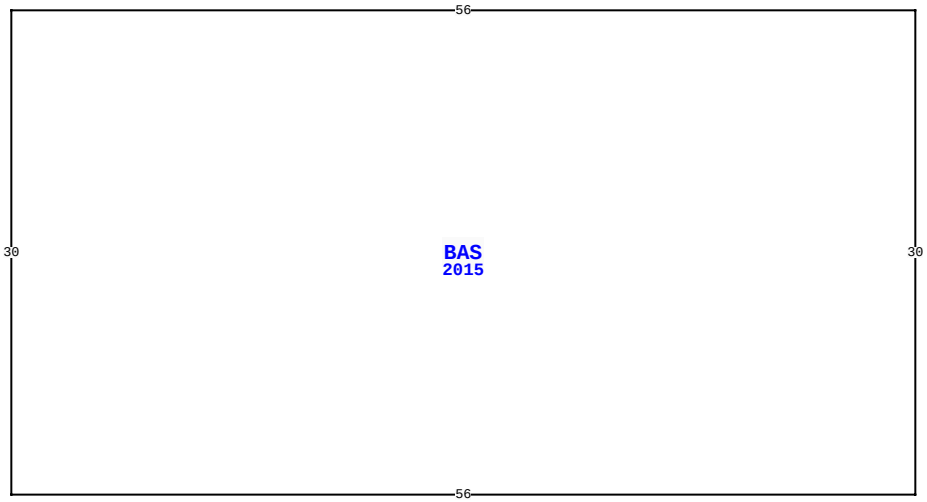
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2015	1,680	137,605
TOTALS	1,680			1,680	137,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	128.4800	109.21	183,473	2015	2015	0	0	0	25.00	75.00

2 M/H 94+ – 0% - 2001 Heated Area: 1680 HX Base Yr 2001



371843 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,347
TOTAL MARKET OB/XF VALUE		20,343
TOTAL LAND VALUE - MARKET		62,160
TOTAL MARKET VALUE		385,850
SOH/AGL Deduction		107,030
ASSESSED VALUE		278,820
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,098
TOTAL JUST VALUE		385,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/0614	7/26/2000	WD	U	I	13	25,900
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: ROGERS JOHN R & MEL						
0942/0611	7/26/2000	WD	U	I	07	100
GRANTOR: HASSELL MARK O						
GRANTEE: HIGGINBOTHAM ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W56 S30 E56 N30$.

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 01/14/2021 BY WWA Total Acres: 2.22 Total Land Value: 62,160 Market: 0 Agricultural: 0 Common: 62,160 PRINTED 07/30/2025 BY SYS

PT OF LOT 8
IN OR 942/614
FLHML3F158023744A &

ROGERS JOHN RAY & MELANIE JEAN
371855 KINGS FERRY ROAD
HILLIARD, FL 32046

2025

34-4N-24-2020-0008-0040

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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

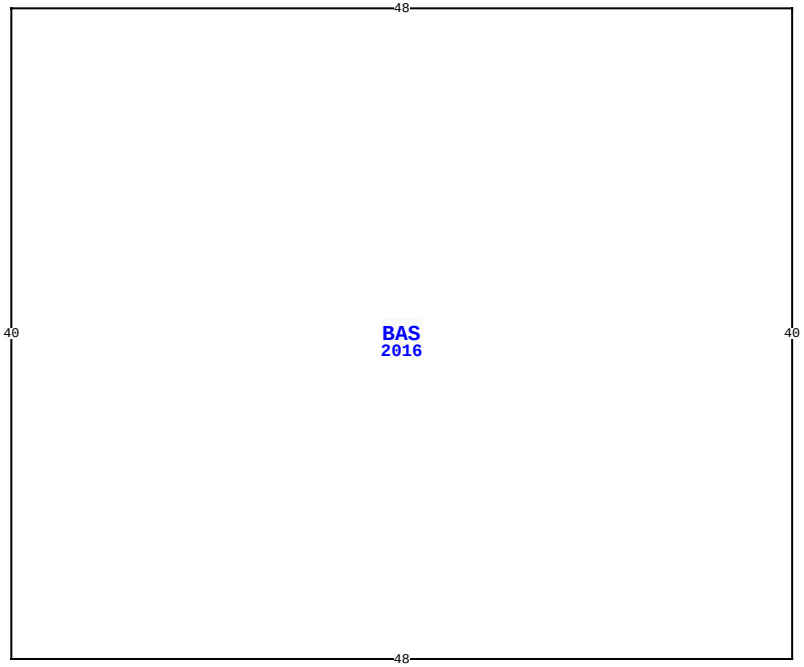
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2016	1,920	41,982
TOTALS	1,920			1,920	41,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
6500	01	1,920	51.8420	19.18	36,826	2016	2016	0	0	114	8.00	114.00

3 GARAGE RES – 100% - 2001 Heated Area: 1920 HX Base Yr 2001



371843 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,347
TOTAL MARKET OB/XF VALUE		20,343
TOTAL LAND VALUE - MARKET		62,160
TOTAL MARKET VALUE		385,850
SOH/AGL Deduction		107,030
ASSESSED VALUE		278,820
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,098
TOTAL JUST VALUE		385,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/0614	7/26/2000	WD	U	I	13	25,900
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: ROGERS JOHN R & MEL						
0942/0611	7/26/2000	WD	U	I	07	100
GRANTOR: HASSELL MARK O						
GRANTEE: HIGGINBOTHAM ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W48 S40 E48 N40$.

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 01/14/2021 BY WWA Total Acres: 2.22 Total Land Value: 62,160 Market: 0 Agricultural: 0 Common: 62,160 PRINTED 07/30/2025 BY SYS