PT OF LOTS 29 & 30 LYING N OF
ROAD OR 681/1097
R235672

BRAY R STEPHEN
372190 KINGS FERRY ROAD
HILLIARD, FL 32046

2025

34-4N-24-2020-0029-0020

BUILDING CHARACTERISTICS

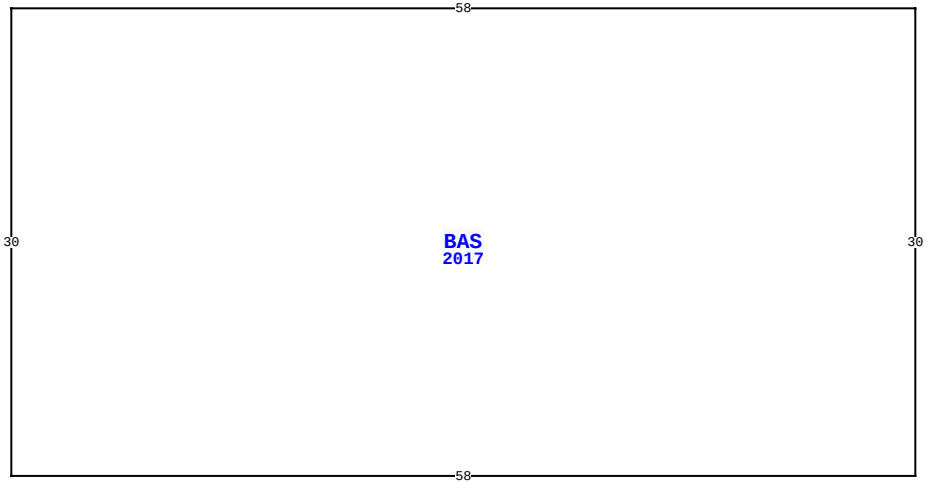
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,740	100	2017	1,740	146,333
TOTALS	1,740			1,740	146,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,740	116.4000	98.94	172,156	2017	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 0 Heated Area: 1740 HX Base Yr



372190 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	18.00	18.00	100	1987	1987	3	20	1,037	
2	0680	POLE SHED	0	100	24	30	720.00	SF	10.00	10.00	100	1987	1987	3	20	1,440	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		146,333
TOTAL MARKET OB/XF VALUE		2,477
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		216,310
SOH/AGL Deduction		124,155
ASSESSED VALUE		92,155
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,433
TOTAL JUST VALUE		216,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703828	CO ISSUED	0	05/01/2017
MH166205	MH MOVE-ON	0	12/01/2016
3947	N/A	4,396	03/16/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0681/1097	5/25/1993	QC	U	I	10	100
GRANTOR: BRAY CATHERINE W						
GRANTEE: BRAY R STEPHEN						
0449/0204	3/01/1985	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W58 S30 E58 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,477

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		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS