

LOTS 35 & 36
OR 508/910 & OR 669/760
CORNWALL SURVEY

PEARCE LINDA G
PO BOX 877
HILLIARD, FL 32046

2025

34-4N-24-2020-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 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	1	1 100
Bathrooms	1	1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

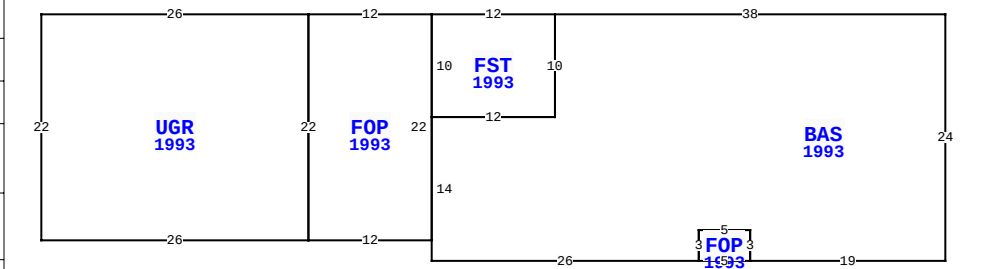
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,065	100	1993	1,065	78,328
FOP	15	30	1993	4	294
FOP	264	30	1993	79	5,810
FST	120	55	1993	66	4,854
UGR	572	45	1993	257	18,902
TOTALS	2,036			1,471	108,188

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,416.00	SF	4.00
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00
2	000100	C	RES	100		OR	0.00	0.00	19.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,471	116.2800	116.28	171,048	1973	1973	0	0	0	36.75	63.25	
1 SINGLE FAM - 100% - 0 Heated Area: 1065 HX Base Yr 1989													



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023
INC DATE		AG DATE	MLU
372407 KINGS FERRY RD, HILLIARD			

TOTAL OB/XF													
7,305													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	108,188		
TOTAL MARKET OB/XF VALUE	7,305		
TOTAL LAND VALUE - MARKET	179,800		
TOTAL MARKET VALUE	295,293		
SOH/AGL Deduction	211,680		
ASSESSED VALUE	83,613		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	32,891		
TOTAL JUST VALUE	295,293		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	284,829		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0669/0760	10/30/1992	QC	Q	I	06	100	
GRANTOR: PEARCE HOWARD							
GRANTEE: PEARCE HOWARD & L G							
0508/0910	1/20/1987	WD	Q	I		79,500	
GRANTOR: MATHEWS RAYMOND E							
GRANTEE: PEARCE HOWARD & L G							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W38 FST=[YR=1993] W12 FOP=[YR=1993] W12 UGR=[YR=1993] W26 S22 E26N22\$ S22 E12N22\$ S10 E12N10 \$ S10 W12 S14 E26 FOP=[YR=1993] E5 N3 W5S3\$ N3 E5 S3 E19 N24\$.									