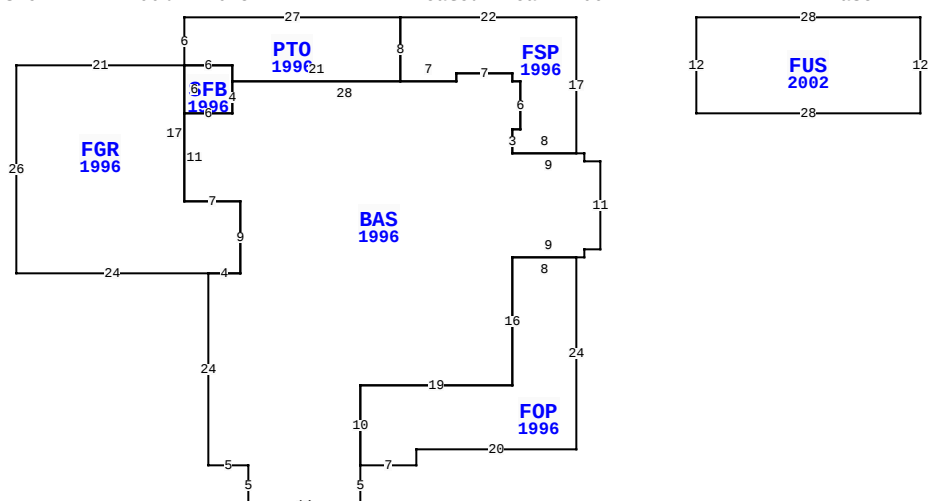


ADAMS SAMUEL
371447 KINGS FERRY RD
HILLIARD, FL 32046

37-4N-24-0000-0001-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																															
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																													
Exterior Wall		30	VINYL 100							0900	01	2,752	118.1664	155.98	429,257	1996	1996		0	0	13.75	86.25	VALUATION BY								STANDARD																				
Roof Structur		08	IRREGULAR 100							1 SNGL FAM - 100% - 2025														Heated Area: 2206														HX Base Yr 2025													
Roof Cover		03	COMP SHNGL 100																					Tax Group: 4														Tax Dist:													
Interior Wall		05	DRYWALL 100																					BUILDING MARKET VALUE														397,936													
Interior Floo		14	CARPET 70																					TOTAL MARKET OB/XF VALUE														26,881													
Interior Floo		11	CLAY TILE 30																					TOTAL LAND VALUE - MARKET														111,735													
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE														536,552													
Heating Type		04	AIR DUCTED 100							SOH/AGL Deduction														201,084																											
Bedrooms			3 100							ASSESSED VALUE														335,468																											
Bathrooms			2.5 100							TOTAL EXEMPTION VALUE														HX HB				50,722																							
Frame		02	WOOD FRAME 100							BASE TAXABLE VALUE																		284,746																							
Stories		1.5	1.5 100							TOTAL JUST VALUE																		536,552																							
Units		00	0 100							NCON VALUE																		0																							
Occupancy		00	NONE 100							INCOME VALUE																																									
										PREVIOUS YEAR MKT VALUE																		464,811																							
Quality		05	Quality Level 05																																																
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	1,841	100	1996	1,841		247,675																																													
FGR	609	55	1996	335		45,068																																													
FOP	358	30	1996	107		14,395																																													
FSP	235	40	1996	94		12,646																																													
FUS	336	100	2002	336		45,203																																													
PTO	204	5	1996	10		1,346																																													
SFB	36	80	1996	29		3,901																																													
TOTALS		3,619		2,752		370,234																																													
EXTRA FEATURES										371447 KINGS FERRY RD, HILLIARD										BLD DATE										LGL DATE																					
																				XF DATE										LAND DATE																					
																				INC DATE										AG DATE																					
L N	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	1996	1996	3	77	2,695																															
2	0812	CONCRETE C		0	100	0	0	2,757.00		SF	4.00		4.00		100	1996	1996	3	70	7,720																															
3	0861	POOL GUNIT		0	100	0	0	348.00		SF	85.00		85.00		100	1996	1996	3	20	5,916																															
4	0877	JACUZZI		0	100	0	0	1.00		UT	1,000.00		1,000.00		100	1996	1996	3	20	200																															
5	0845	KOOL DECK		0	100	0	0	480.00		SF	7.25		7.25		100	1996	1996	3	70	2,436																															
7	0300	BOAT DCK W		0	100	24	12	288.00		SF	20.00		20.00		100	1998	1998	3	25	1,440																															
8	0462	ST/AL FNC		0	100	0	0	600.00		SF	10.00		10.00		100	2025	2023	3	98	5,880																															
9	0463	FENCE GATE		0	100	0	0	2.00		UT	300.00		300.00		100	2025	2023	3	99	594																															
LAND DESCRIPTION										TOTAL OB/XF										26,881																															
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS		UNIT TYPE	D T	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	5.73		AC		1.00	1.00	1.00	19,500.00		19,500.00		111,735																														
																									</																										

ADAMS SAMUEL
371447 KINGS FERRY RD
HILLIARD, FL 32046

2025

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