IN OR 2385/42

CONE GREGORY K & JENNIFER L ET AL/ARCARI MICHAEL &
371283 KINGS FERRY ROAD
HILLIARD, FL 32046-6521

2025

37-4N-24-0000-0001-0100

BUILDING CHARACTERISTICS

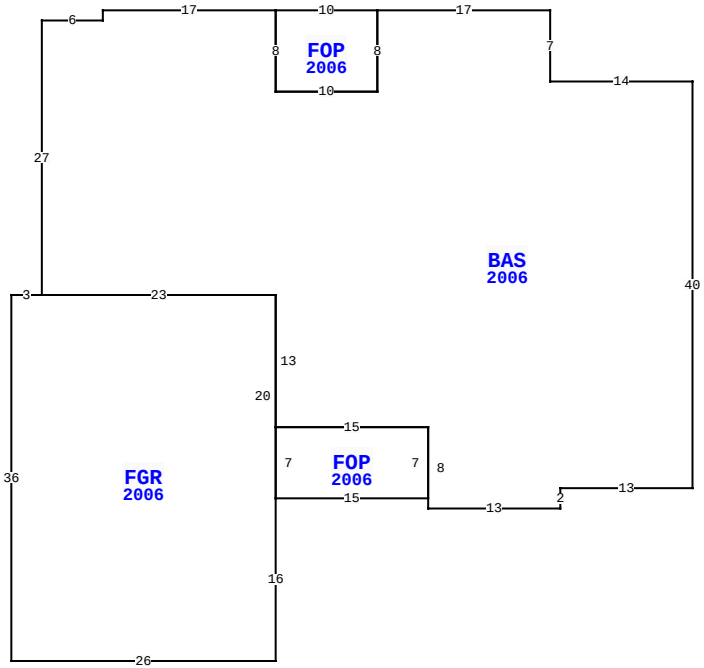
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	2,323	100	2006	2,323	319,795
FGR	936	55	2006	515	70,897
FOP	80	30	2006	24	3,304
FOP	105	30	2006	32	4,405
TOTALS	3,444			2,894	398,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,894	120.5644	159.15	460,580	2006	2006	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2021 Heated Area: 2323 HX Base Yr 2021



371283 KINGS FERRY RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		398,402
TOTAL MARKET OB/XF VALUE		18,757
TOTAL LAND VALUE - MARKET		56,700
TOTAL MARKET VALUE		473,859
SOH/AGL Deduction		190,746
ASSESSED VALUE		283,113
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,391
TOTAL JUST VALUE		473,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C14690	CO ISSUED	181,266	03/01/2005
B14690	NEW CONSTR	181,266	03/01/2005
E14475	ELEC OTHER	1,500	03/01/2005
M09386	MECH OTHER	0	03/01/2005
P09127	OTHER	0	03/01/2005
R07302	REPAIR/RRF	3,500	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/0042	8/07/2020	WD	Q	I	01	330,000
GRANTOR: SILCOX PAMELA DENISE						
GRANTEE: CONE GREGORY K & JE						
2211/0449	7/16/2018	WD	Q	I	01	295,800
GRANTOR: THRIFT WILLIAM HARDY						
GRANTEE: SILCOX PAMELA DENIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 N7 W17 FOP=[YR=2006] W10 S8 E10 N8$ S8 W10 N8 W17 S1 W6 S27 FGR=[YR=2006] W3 S36 E26 N16 FOP=[YR=2006] E15 N7 W15 S7$ N20 W23 $ E23 S13 E15 S8 E13 N2 E13 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
1	0812	CONCRETE C	0	100	0	0	4,116.00	SF	4.00	4.00	100	2006	2006	3	86	14,159	
2	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2008	2008	3	72	1,106	
3	0855	CONC PAVER	0	100	0	0	360.00	SF	10.00	10.00	100	2018	2018	3	97	3,492	

LAND DESCRIPTION

TOTAL OB/XF 18,757

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	0006	OR	0.00	0.00	1.26	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,700							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 1.26 Total Land Value: 56,700 Market: 0 Agricultural: 0 Common: 56,700 PRINTED 07/30/2025 BY SYS