PT OF LOTS 16 THRU 18 (S-4)
IN OR 2695/114
ESMT OR 1126/187

STARK DARYN & AMY
371298 KINGS FERRY RD
HILLIARD, FL 32046

2025

37-4N-24-2300-0016-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

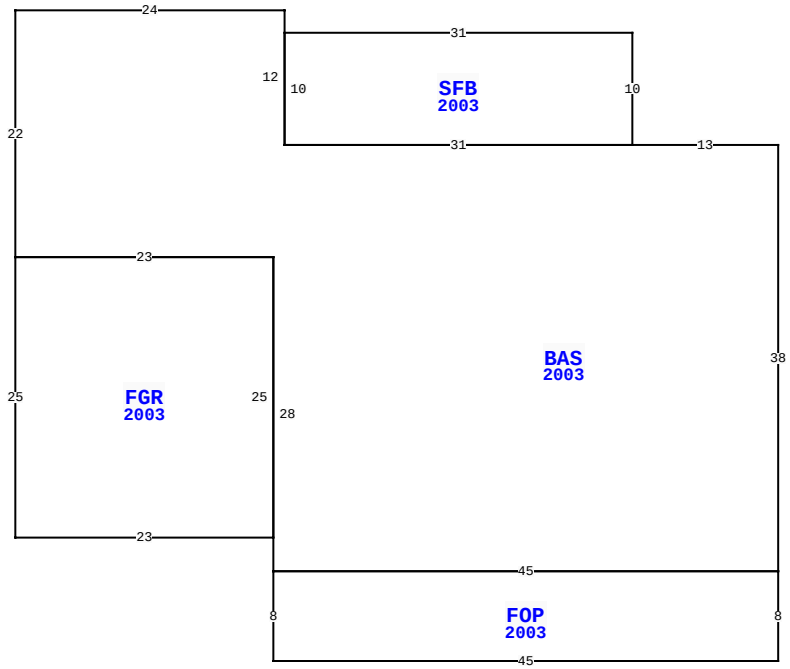
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,228	100	2003	2,228	269,231
FGR	575	55	2003	316	38,185
FOP	360	30	2003	108	13,050
SFB	310	80	2003	248	29,969
TOTALS	3,473			2,900	350,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,900	90.7758	143.43	415,947	2003	2003	0	0	0	15.75	84.25

1 SFR CUST – 100% - 2025 Heated Area: 2476 HX Base Yr 2025



371298 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		385,882
TOTAL MARKET OB/XF VALUE		8,954
TOTAL LAND VALUE - MARKET		162,825
TOTAL MARKET VALUE		557,661
SOH/AGL Deduction		0
ASSESSED VALUE		557,661
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		506,939
TOTAL JUST VALUE		557,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009544	NEW ROOF	34,723	07/26/2023
B1633151	FOUNDATION	5,820	09/30/2016
R035023	REPAIR/RRF	6,300	01/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/114	2/16/2024	WD	Q	I	01	635,000
GRANTOR: ZITTROWER TREVOR J &						
GRANTEE: STARK DARYN & AMY						
2090/1673	12/26/2016	WD	U	I	37	198,000
GRANTOR: CONFIDENTIAL						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W13 W31 N12 W24 S22 E23 S28 E45 N38 $
FGR=[YR=2003;ORIG=-68,10] S25 E23 N25 W23 $
FOP=[YR=2003;ORIG=-45,38] S8 E45 N8 W45 $
SFB=[YR=2003;ORIG=-13,0] N10 W31 S10 E31 $
.

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	0811	CONCRETE B	0	100	0	0	2,100.00	SF	5.20	5.20	100	2003	2003	3	82	8,954	

LAND DESCRIPTION

TOTAL OB/XF 8,954

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	8.35	AC		1.00	1.00	1.00	19,500.00	19,500.00	162,825							

REVIEW DATE 03/28/2025 BY WWA Total Acres: 8.35 Total Land Value: 162,825 Market: 0 Agricultural: 0 Common: 162,825 PRINTED 07/30/2025 BY SYS

PT OF LOTS 16 THRU 18 (S-4)
IN OR 2695/114
ESMT OR 1126/187

STARK DARYN & AMY
371298 KINGS FERRY RD
HILLIARD, FL 32046

2025

37-4N-24-2300-0016-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

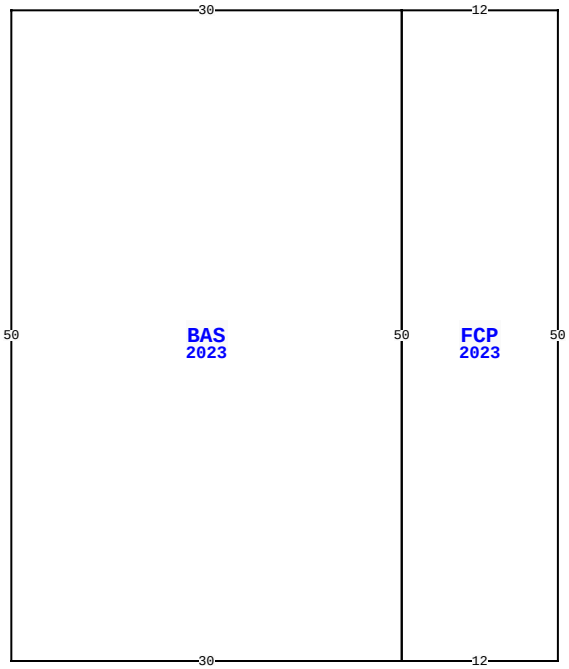
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2023	1,500	32,225
FCP	600	25	2023	150	3,222
TOTALS	2,100			1,650	35,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,650	58.6500	21.70	35,805	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 1500 HX Base Yr 2025



371298 KINGS FERRY RD, HILLIARD

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GRANTEE: STARK DARYN & AMY						
2090/1673	12/26/2016	WD	U	I	37	198,000
GRANTOR: CONFIDENTIAL						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,0] E30 S50 W30 N50 $
FCP=[YR=2023;ORIG=80,50] E12 N50 W12 S50 $
.

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 03/28/2025 BY WWA Total Acres: 8.35 Total Land Value: 162,825 Market: 0 Agricultural: 0 Common: 162,825 PRINTED 07/30/2025 BY SYS