

LOT 1
JAMES F DAVIS SUB PBK 8/299
UTIL ESMT OR 2274/1648

VANZANT JOHN & CHRISTIE
371210 KINGS FERRY ROAD
HILLIARD, FL 32046

2025

37-4N-24-2301-0001-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		10	ABOVE AVG 100		
Roof Structur		08	IRREGULAR 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		08	SHT VINYL 70		
Interior Floo		14	CARPET 30		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			3 100		
Bathrooms			2.5 100		
Frame		02	WOOD FRAME 100		
Stories		0	0 100		
Units		0	0 100		
Occupancy		00	NONE 100		
Quality		01	Quality Level 01		
DOR CODE		6000	PASTURELAND 1		
MAP NUM			MKT AREA		09
NEIGHBORHOOD/LOC		9011.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,278	100	2020	2,278	336,933
FCP	480	25	2020	120	17,749
FOP	222	30	2020	67	9,910
FOP	272	30	2020	82	12,128
TOTALS	3,252			2,547	376,721

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,547	95.0400	150.16	382,458	2020	2020	0	0	0	1.50	98.50
1 SFR CUST - 100% - 2021				Heated Area: 2278				HX Base Yr 2021				
The site map illustrates the layout of a property with several labeled areas and dimensions. The areas are: FCP 2020 (top right), FOP 2020 (middle left), BAS 2020 (bottom left), and FOP 2020 (bottom center). Dimensions are provided for various sections of the property, including 24, 15, 20, 34, 5, 8, 24, 3, 10, 25, 6, 10, 2, 13, 11, 37, 6, 37, 6, 37												

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