LOT 3
JAMES F DAVIS SUB PBK 8/299
UTIL ESMT IN OR 2499-1990

JILINSKI SHERRY LYNETTE
371270 KINGS FERRY RD
HILLIARD, FL 32046

2025

37-4N-24-2301-0003-0000

BUILDING CHARACTERISTICS

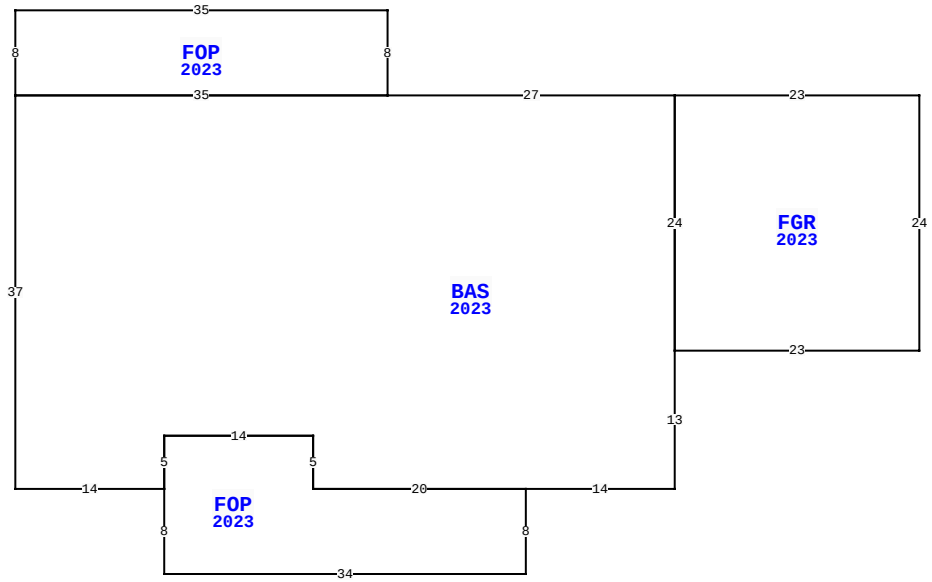
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	2,224	100	2023	2,224	362,779
FGR	552	55	2023	304	49,588
FOP	280	30	2023	84	13,702
FOP	342	30	2023	103	16,801
TOTALS	3,398			2,715	442,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,715	103.2384	163.12	442,871	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2224 HX Base Yr 2025



371270 KINGS FERRY RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		442,871
TOTAL MARKET OB/XF VALUE		4,550
TOTAL LAND VALUE - MARKET		199,485
TOTAL MARKET VALUE		646,906
SOH/AGL Deduction		0
ASSESSED VALUE		646,906
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		596,184
TOTAL JUST VALUE		646,906
NCON VALUE		4,550
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009748	CO ISSUED		07/28/2023
22004058	NEW CONSTR	381,325	03/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2741/1179	10/01/2024	WD	Q	I	01	785,000
GRANTOR: KELSAY DEREK B & CALE						
GRANTEE: JILINSKI SHERRY LYN						
2479/1909	7/15/2021	WD	Q	V	01	180,000
GRANTOR: BALLARD JAMES M						
GRANTEE: KELSAY DEREK B & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=160,10] W27 W35 S37 E14 N5 E14 S5 E20 E14 N13 N24 $
FGR=[YR=2023;ORIG=183,10] W23 S24 E23 N24 $
FOP=[YR=2023;ORIG=133,2] W35 S8 E35 N8 $
FOP=[YR=2023;ORIG=126,42] W14 S5 S8 E34 N8 W20 N5 $
.

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	0810	CONCRETE A	0	100	0	0	700.00	SF	6.50	6.50	100	2025	2024		100	4,550	

LAND DESCRIPTION

TOTAL OB/XF 4,550

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		OR	0.00	0.00	10.23	AC		1.00	1.00	1.00	19,500.00	19,500.00	199,485							

REVIEW DATE 05/12/2025 BY WWA Total Acres: 10.23 Total Land Value: 199,485 Market: 0 Agricultural: 0 Common: 199,485 PRINTED 07/30/2025 BY SYS