

PARCELS 1-2 & 1-7 & BLOCK 9
LOTS 1-4 TOWN OF KINGS FERRY
PB 0/64 R673711 & R673712

PICKETT JOHN T JR & WANDA E KALE
377965 KINGS FERRY ROAD
HILLIARD, FL 32046

2025

48-4N-25-0000-0001-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	Quality Level 03			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA			05
NEIGHBORHOOD/LOC	5001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1997	1,456	50,766
BAS	348	100	2016	348	12,134
DCK	184	15	2016	28	976
UOP	252	25	2001	63	2,197
TOTALS	2,240			1,895	66,073

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,895	117.2000	99.62	188,780	1997	1997	0	0	65.00	35.00
1 M/H 94+ - 100% - 1998											
Heated Area: 1804											
HX Base Yr 1998											