PT ZACHARIAH HADDOCK GRANT
SEC 48-4N-25E IN OR 2050/393

GOREY ROBERT W JR
377440 KINGS FERRY RD
HILLIARD, FL 32046

2025

48-4N-25-0000-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

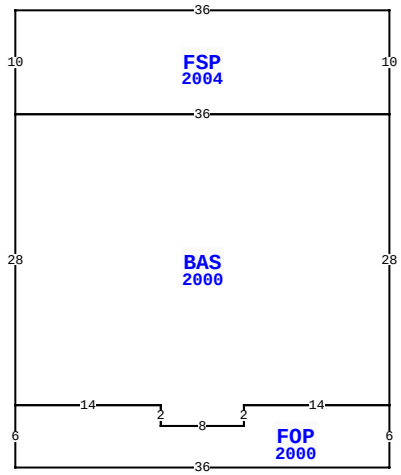
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

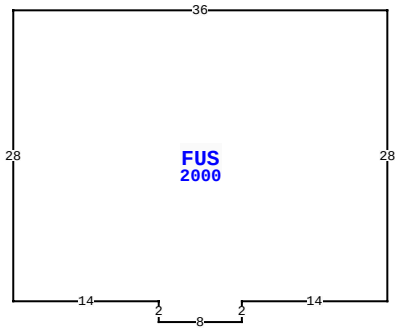
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	2000	1,024	102,797
FOP	200	30	2000	60	6,023
FSP	360	40	2004	144	14,456
FUS	1,024	100	2000	1,024	102,797
TOTALS	2,608			2,252	226,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,252	110.6175	110.62	249,116	2000	2005	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2025 Heated Area: 2048 HX Base Yr





377440 KINGS FERRY RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,073
TOTAL MARKET OB/XF VALUE		6,911
TOTAL LAND VALUE - MARKET		130,800
TOTAL MARKET VALUE		363,784
SOH/AGL Deduction		0
ASSESSED VALUE		363,784
TOTAL EXEMPTION VALUE	13	363,784
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		363,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2217220	REPAIR/RRF	10,925	11/21/2022
M004183	H/AC	0	03/01/2000
B996657	NEW CONSTR	93,000	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/0211	5/23/2022	FJ	U	I	11	0
GRANTOR: GOREY TRACY						
GRANTEE: GOREY ROBERT JR						
2050/0393	5/27/2016	SW	U	I	12	140,100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: GOREY ROBERT WILLIA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W36 S10 BAS=[YR=2000] S28 FOP=[YR=2000] S6E36 N6 W14 S2 W8 N2 W14$ E14 S2 E8 N2 E14 N28 W36$ E36 N10$ PTR= E15 FUS=[YR=2000] E36 S28 W14 S2 W8 N2 W14 N28 $ W15 $.

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	0510	GARAGE WD-	0	100	25	25	625.00	SF	28.00	28.00	100	2001	2001	3	28	4,900	
2	0810	CONCRETE A	0	100	0	0	231.00	SF	3.25	3.25	100	2002	2002	3	80	601	
3	1242	WD DECK A	0	100	0	0	705.00	SF	10.00	10.00	100	2003	2003	3	20	1,410	

LAND DESCRIPTION

TOTAL OB/XF 6,911

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	4.36	AC		1.00	1.00	1.00	30,000.00	30,000.00	130,800							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 4.36 Total Land Value: 130,800 Market: 0 Agricultural: 0 Common: 130,800 PRINTED 07/30/2025 BY SYS