PT ZACHARIAH HADDOCK GRANT
SEC 48-4N-25E IN OR 857/1512

THOMPSON ALPHONSO & VENEREAL
377550 KINGS FERRY ROAD
HILLIARD, FL 32046

2025

48-4N-25-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

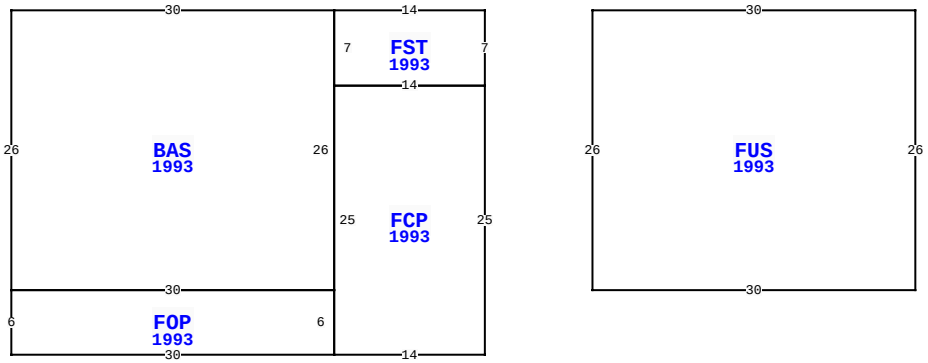
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	780	100	1993	780	54,257
FCP	350	25	1993	88	6,121
FOP	180	30	1993	54	3,756
FST	98	55	1993	54	3,756
FUS	780	100	1993	780	54,257
TOTALS	2,188			1,756	122,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,756	94.0000	94.00	165,064	1987	1987	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 1989 Heated Area: 1560 HX Base Yr 1989



377550 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		122,147
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		150,540
TOTAL MARKET VALUE		272,687
SOH/AGL Deduction		155,858
ASSESSED VALUE		116,829
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,107
TOTAL JUST VALUE		272,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4021	N/A	38,200	04/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0857/1512	12/03/1998	WD	Q	I	01	100
GRANTOR: THOMPSON ALPHONSO						
GRANTEE: THOMPSON ALPHONSO &						
0411/0399	2/01/1984	WD	Q	V		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] W30 S26 FOP=[YR=1993] S6 E30FCP=[YR=1993] E14 N25 W14 S25$ N6W30$ E30 N26$ S7 E14 N7$ PTR=E10 FUS=[YR=1993] E30 S26 W30 N26$ W10$.

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
1	000100	C	RES	100	0006	OR	0.00	0.00	7.72	AC		1.00	1.00	1.00	19,500.00	19,500.00	150,540							

REVIEW DATE 04/08/2024 BY TWA Total Acres: 7.72 Total Land Value: 150,540 Market: 0 Agricultural: 0 Common: 150,540 PRINTED 07/30/2025 BY SYS