PT BLKS 10,15 & PT UNDEVELOPED
R/W'S OF TOWN OF KINGS FERRY
SUB PBK O/64 & PT ZACHARIAH

FARMER GARY MANOS II
377799 KINGS FERRY RD
HILLIARD, FL 32046

2025

48-4N-25-0000-0001-0220

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
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	04	Quality Level 04

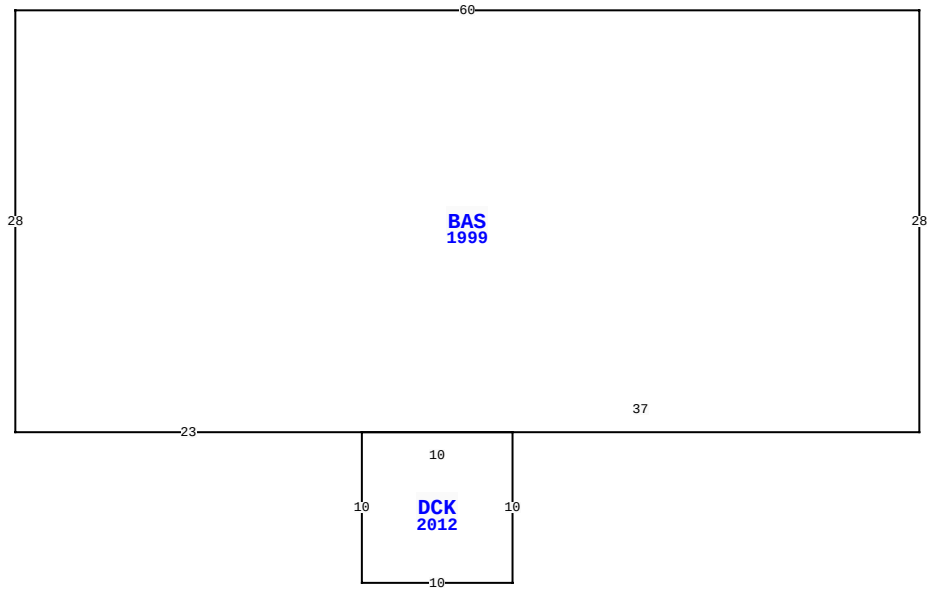
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1999	1,680	77,588
DCK	100	15	2012	15	693
TOTALS	1,780			1,695	78,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,695	129.3600	109.96	186,382	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2015 Heated Area: 1680 HX Base Yr 2015



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

377799 KINGS FERRY RD, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		108,913
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		209,248
SOH/AGL Deduction		81,115
ASSESSED VALUE		128,133
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,411
TOTAL JUST VALUE		209,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11109	GARAGE	79,000	05/01/2003
E11182	NEW CONSTR	1,000	05/01/2003
MH992885	MH MOVE-ON	0	10/01/1999
MH971763	MH MOVE-ON	0	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1935/1651	7/25/2014	QC	U	I	11	100
GRANTOR: FARMER ANDREWINNA						
GRANTEE: FARMER GARY M II						
1926/0121	7/08/2014	PR	U	I	19	100
GRANTOR: FARMER GARY M II P/R						
GRANTEE: FARMER GARY M II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S28 E23 DCK=[YR=2012] S10 E10 N10 W10$
E37 N28 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 04/02/2024 BY TWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS

PT BLKS 10,15 & PT UNDEVELOPED
R/W'S OF TOWN OF KINGS FERRY
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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 70
Interior Wall	01	MINIMUM 30
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

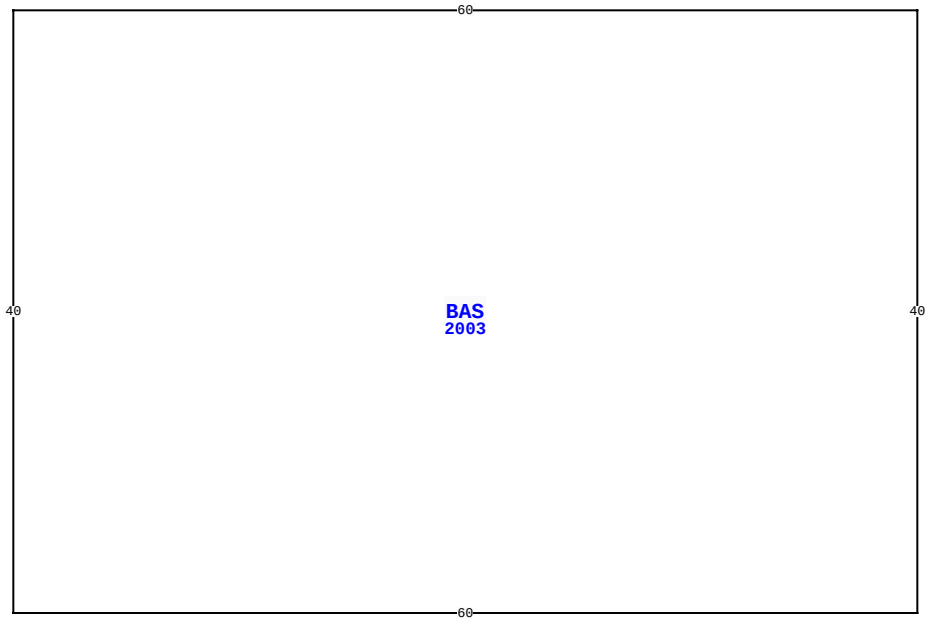
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2003	2,400	30,633
TOTALS	2,400			2,400	30,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	50.7297	18.77	45,048	2003	2003	0	0	0	32.00	68.00

2 GARAGE RES – 100% - 2015 Heated Area: 2400 HX Base Yr 2015



377799 KINGS FERRY RD, HILLIARD

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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

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GRANTEE: FARMER GARY M II						
1926/0121	7/08/2014	PR	U	I	19	100
GRANTOR: FARMER GARY M II P/R						
GRANTEE: FARMER GARY M II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W60 S40 E60 N40$.

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

REVIEW DATE 04/02/2024 BY TWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS