

IN OR 1650/307
ESMT OR 1629/1896

CASON MONICA F SELDOMRIDGE
37725 KINGS FERRY ROAD
HILLIARD, FL 32046

2026

04-3N-24-0000-0001-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

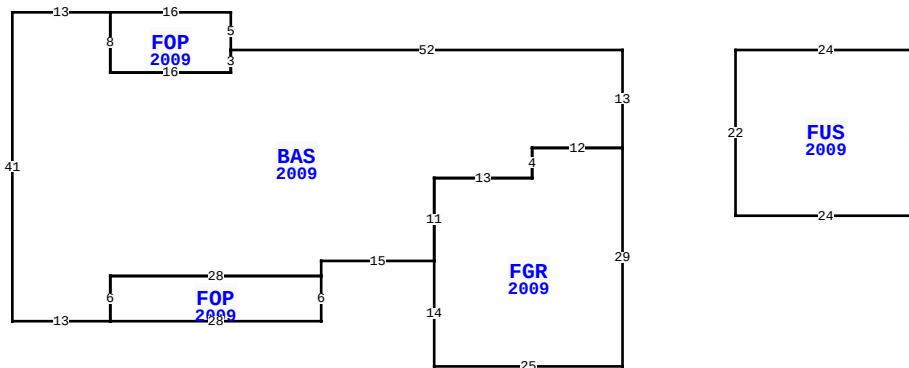
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,122	100	2009	2,122	320,399
FGR	673	55	2009	370	55,866
FOP	128	30	2009	38	5,737
FOP	168	30	2009	50	7,549
FUS	528	100	2009	528	79,722

TOTALS	3,619			3,108	469,275
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
4	1242	WD DECK A
5	0350	CARPORT WD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,108	117.4932	163.32	507,599	2009	2009	0	0	7.55	92.45
1 SNGL FAM			100% - 2010	Heated Area: 2650				HX Base Yr 2010			



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VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4			Tax Dist:		
BUILDING MARKET VALUE			469,275		
TOTAL MARKET OB/XF VALUE			13,844		
TOTAL LAND VALUE - MARKET			40,000		
TOTAL MARKET VALUE			523,119		
SOH/AGL Deduction			313,862		
ASSESSED VALUE			209,257		
TOTAL EXEMPTION VALUE			51,411		
BASE TAXABLE VALUE			157,846		
TOTAL JUST VALUE			523,119		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			512,801		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22672	CO ISSUED	0	11/01/2009
M14839	MECH OTHER	0	09/01/2009
E21962	ELEC OTHER	4,000	07/01/2009
B22672	NEW CONSTR	205,458	07/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1650/0307	11/23/2009	WD	U	I	30	150,000
GRANTOR: L & B LANDS INC						
GRANTEE: SELDOMRIDGE MONICA						
1634/0941	8/11/2009	WD	U	V	11	100
GRANTOR: FRANKLIN MONICA M						
GRANTEE: L & B LANDS INC						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2009] W52 FOP=[YR=2009] N5 W16 S8 E16 N3\$ S3 W16 N8 W13 S41 E13 FOP=[YR=2009] E28 N6 W28 S6\$ N6 E28 N2 E15 FGR=[YR=2009] S14 E25 N29 W12 S4 W13 S11\$ N11 E13 N4 E12 N13\$ PTR= E15 FUS=[YR=2009] E24 S22 W24 N22\$ W15\$.						

LAND DESCRIPTION							TOTAL OB/XF										13,844									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000									
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