

PT SE1/4 OF NE1/4 PAR 3 & 3-2
& PT NE1/4 OF SE1/4 PAR 3-1 &
3-2 IN OR 2052/199

MARGRETTA MARGARET & JESSE B
37713 KINGS FERRY RD
HILLIARD, FL 32046

2026

04-3N-24-0000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	06	CUST PANEL 40
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,758	100	1993	1,758	138,106
FST	210	55	1993	116	9,113
UCP	240	20	1993	48	3,771
UOP	200	20	1993	40	3,142
USP	300	30	1993	90	7,071
USP	192	30	2016	58	4,557

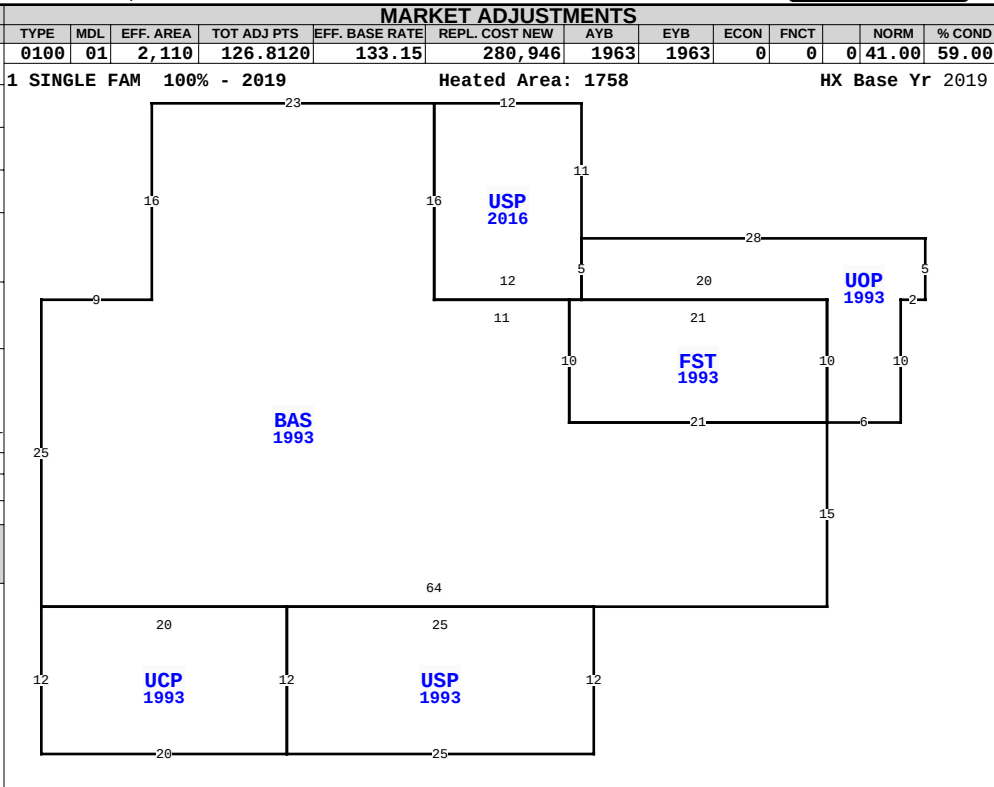
TOTALS	2,900			2,110	165,758
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0500	FP-PRE FAB	0 100	0 0	1.00
2	0510	GARAGE WD-	0 100	30 26	780.00
4	0510	GARAGE WD-	0 100	20 20	400.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	A-1	0.00	0.00	5.70

REVIEW DATE 07/25/2024 BY WWA



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026
INC DATE		AG DATE	MLU

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1980	1980	3	42	1,470	
35.00	100	1992	1992	3	20	5,460	
35.00	100	2013	2013	3	64	8,960	

TOTAL OB/XF									
15,890									
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
21,000.00	21,000.00	119,700							

Total Acres: 5.70 Total Land Value: 119,700 Market: 0 Agricultural: 0 Common: 119,700

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					165,758				
TOTAL MARKET OB/XF VALUE					15,890				
TOTAL LAND VALUE - MARKET					119,700				
TOTAL MARKET VALUE					301,348				
SOH/AGL Deduction					129,738				
ASSESSED VALUE					171,610				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					120,199				
TOTAL JUST VALUE					301,348				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					296,878				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120020	REPAIR/RRF	8,100	03/08/2012
8340	ADDITION	37,000	08/28/1992
	ADDITION	4,792	12/02/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2052/0199	6/03/2016	WD	Q	I	01	167,500	
GRANTOR:BARBER CHONG P							
GRANTEE:MARGRETTA MARGARET							
0507/0732	1/06/1987	MS	U	I		65,000	
GRANTOR:MILLER PATRICIA JOAN							
GRANTEE:BARBER FRED & CHONG							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W28 USP=[YR=2016] N11 W12 BAS=[YR=1993] W23 S16 W9 S25 UCP=[YR=1993] S12 E20 USP=[YR=1993] E25 N12 W25 S12\$ N12 W20\$ E64 N15 FST=[YR=1993] N10 W21 S10 E21\$ W21 N10 W11 N16\$ S16 E12 N5\$ S5 E20 S10 E6 N10 E2 N5\$.									