PT OF SE1/4 OF SEC 4-3N-24E
IN OR 2858/1190
DECLARATION OF COVT'S REST'S &

PHAGAN JOSHUA L & SUZANNE N
37575 KINGS FERRY RD
HILLIARD, FL 32046

2026

04-3N-24-0000-0004-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

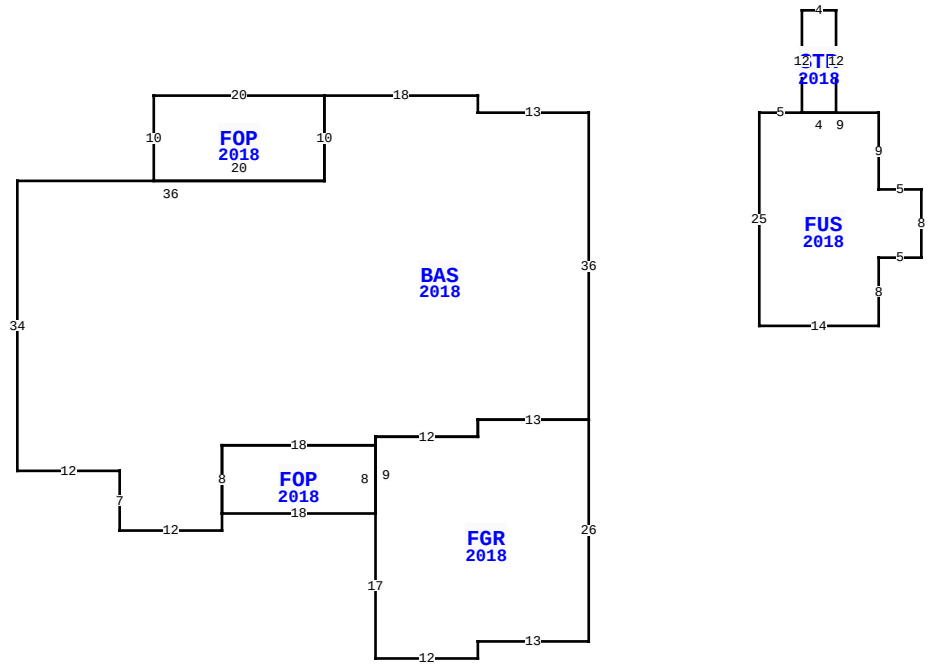
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,466	100	2018	2,466	381,211
FGR	650	55	2018	358	55,342
FOP	144	30	2018	43	6,647
FOP	200	30	2018	60	9,275
FUS	390	100	2018	390	60,289
STR	48	10	2018	5	773
TOTALS	3,898			3,322	513,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,322	96.0526	159.45	529,693	2018	2018	0	0	0	3.05	96.95

1 SFR CUST 100% - 2025 Heated Area: 2856 HX Base Yr



37575 KINGS FERRY RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		527,545
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		55,200
TOTAL MARKET VALUE		630,245
SOH/AGL Deduction		0
ASSESSED VALUE		630,245
TOTAL EXEMPTION VALUE	13	630,245
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		630,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		633,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2858/1190	3/30/2026	WD	Q	I	01	728,000
GRANTOR: OLSEN JESSE MICHAEL &						
GRANTEE: PHAGAN JOSHUA L & S						
2739/1476	9/17/2024	WD	Q	I	01	675,000
GRANTOR: DEAN MARK A & KIMBERL						
GRANTEE: OLSEN JESSE MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 N2 W18 FOP=[YR=2018] W20 S10 E20 N10$ S10 W36 S34 E12 S7 E12 N2 FOP=[YR=2018] E18 FGR=[YR=2018] S17 E12 N2 E13 N26 W13 S2 W12 S9$ N8 W18 S8$ N8 E18 N1 E12 N2 E13 N36$ PTR=E20 FUS=[YR=2018] E5 STR=[YR=2018] N12 E4 S12 W4$ E9 S9 E5 S8 W5 S8 W14 N25$ W20$.

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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		A-1	0.00	0.00	1.38	AC		1.00	1.00	1.00	40,000.00	40,000.00	55,200							

REVIEW DATE 04/07/2025 BY WWA Total Acres: 1.38 Total Land Value: 55,200 Market: 0 Agricultural: 0 Common: 55,200 PRINTED 07/09/2026 BY SYS

PT OF SE1/4 OF SEC 4-3N-24E
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NASSAU COUNTY PROPERTY

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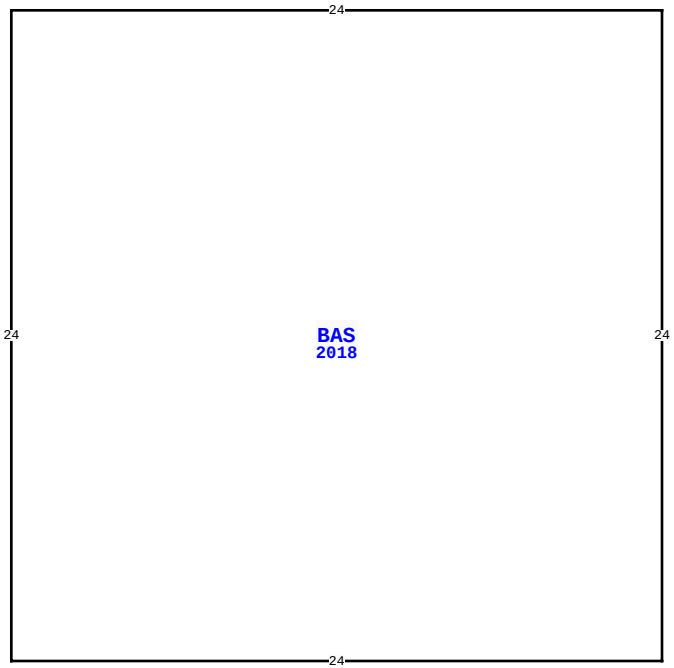
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2018	576	14,008
TOTALS	576			576	14,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	67.0450	26.15	15,062	2018	2018	0	0	0	7.00	93.00

2 GARAGE RES 100% - 2025 Heated Area: 576 HX Base Yr



37575 KINGS FERRY RD, HILLIARD

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GRANTEE: PHAGAN JOSHUA L & S						
2739/1476	9/17/2024	WD	Q	I	01	675,000
GRANTOR: DEAN MARK A & KIMBERL						
GRANTEE: OLSEN JESSE MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=56,16] E24 S24 W24 N24 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/07/2025 BY WWA Total Acres: 1.38 Total Land Value: 55,200 Market: 0 Agricultural: 0 Common: 55,200 PRINTED 07/09/2026 BY SYS