

SE1/4 OF SE1/4
(EX PARCELS 7 8 6-1 & 6-2)
SW1/4 OF SE1/4

VANZANT STEPHEN T & PAMELA A/OLINTO TREVOR ET AL
37238 KINGS FERRY RD
HILLIARD, FL 32046

2026

04-3N-24-0000-0006-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	05	AVERAGE 100				0100	01	1,784	100.0000	105.00	187,320	1930	1930	0	0		0	31.00	69.00	VALUATION BY					STANDARD																			
Roof Structure	03	GABLE/HIP 100				1 SINGLE FAM 0% - 0															Heated Area: 1624										HX Base Yr													
Roof Cover	01	MINIMUM 100																			Tax Group: 3										Tax Dist:													
Interior Wall	05	DRYWALL 100																			BUILDING MARKET VALUE										129,251													
Interior Floor	14	CARPET 100																			TOTAL MARKET OB/XF VALUE										3,444													
Air Condition	03	CENTRAL 100																			TOTAL LAND VALUE - MARKET										365,728													
Heating Type	04	AIR DUCTED 100																			TOTAL MARKET VALUE										156,527													
Bedrooms		4 100																			SOH/AGL Deduction										0													
Bathrooms		1 100																			ASSESSED VALUE										156,527													
Frame	02	WOOD FRAME 100																			TOTAL EXEMPTION VALUE										0													
Stories	1.	1. 100																			BASE TAXABLE VALUE										156,527													
Units		0 100																			TOTAL JUST VALUE										498,423													
BUD8 Adjustme	03	DIST HI 100																			NCON VALUE										0													
Occupancy	00	NONE 100																			INCOME VALUE																							
Quality		03	Quality Level 03																		PREVIOUS YEAR MKT VALUE										411,830													
DOR CODE		5000IMPROVED AG																																										
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	1,624	100	1993	1,624	117,659																																							
FSP	280	40	1993	112	8,114																																							
USP	160	30	1993	48	3,478																																							
TOTALS		2,064			1,784	129,251																																						
EXTRA FEATURES						37426 KINGS FERRY RD, HILLIARD												BLD DATE				LGL DATE		05/11/2026		MLU																		
						XF DATE				LAND DATE				AG DATE		01/17/2025		KBA																										
						INC DATE																																						
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																											
1	0200	BARN WD 0-	0	0	41	21	861.00	SF	20.00	20.00	100	1980	1980	03	20	3,444																												