



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
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	03	DIST HI 100
Occupancy	00	NONE 100

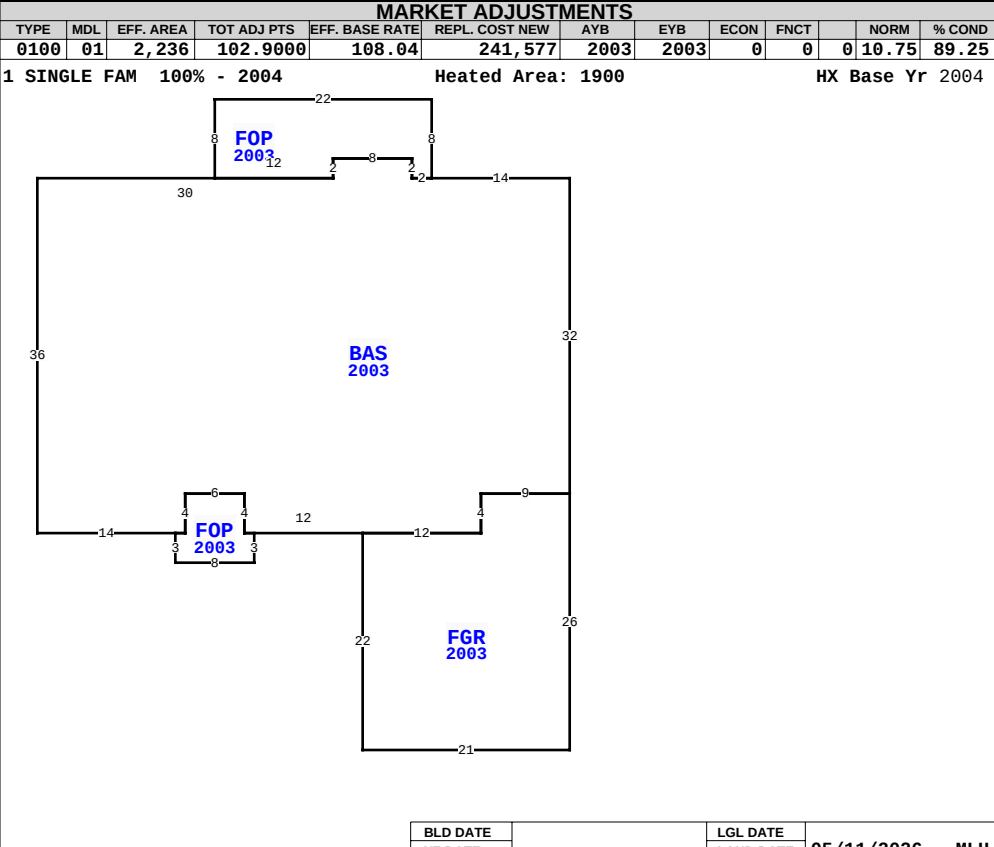
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	1,900	100	2003	1,900	183,209
FGR	498	55	2003	274	26,421
FOP	48	30	2003	14	1,350
FOP	160	30	2003	48	4,629

TOTALS	2,606			2,236	215,607
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	
2	0681	POLE SHED	0	100	0	0	950.00	SF	15.00	15.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	



37298 KINGS FERRY RD, HILLIARD	BLD DATE	LGL DATE	05/11/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG 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	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	1992	1992	3	20	5,040	
2	0681	POLE SHED	0	100	0	0	950.00	SF	15.00	15.00	100	2000	2000	3	26	3,705	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

LAND DESCRIPTION										TOTAL OB/XF								11,720	
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	LA VAL		
1	000100	C	RES	100	0006	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00			
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 1.00			Total Land Value: 40,000			Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY												PAGE 1 of 1											
VALUATION SUMMARY												3											
VALUATION BY												STANDARD											
Tax Group: 3												Tax Dist:											
BUILDING MARKET VALUE												215,607											
TOTAL MARKET OB/XF VALUE												11,720											
TOTAL LAND VALUE - MARKET												40,000											
TOTAL MARKET VALUE												267,327											
SOH/AGL Deduction												120,132											
ASSESSED VALUE												147,195											
TOTAL EXEMPTION VALUE												56,411											
BASE TAXABLE VALUE												90,784											
TOTAL JUST VALUE												267,327											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												269,396											

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
1677/0108	5/05/2010	QC	U	I	11	100					
GRANTOR: VANZANT TROY											
GRANTEE: VANZANT SANDRA L/E											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2003] W14 FOP=[YR=2003] N8 W22 S8 E12 N2 E8 S2 E2 \$ W2 N2 W8 S2 W30 S36 E14 FOP=[YR=2003] S3 E8 N3 W1 N4 W6 S4 W1 \$ E1 N4 E6 S4 E12 FGR=[YR=2003] S22 E21 N26 W9 S4 W12 \$ E12 N4 E9 N32\$.											