

ZHOU LINNA/FRANCO ALAN
37752 KINGS FERRY ROAD
HILLIARD, FL 32046

04-3N-24-2300-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03FACE BRICK 100 GABLE/HIP 100

Roof Cover Interior Wall05COMP SHNGL 100 DRYWALL 100

Interior Floor Interior Floor13LVT/LAMNT 90 CARPET 10

Air Condition Heating Type04CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame024 100
2.5 100 WOOD FRAME 100

Stories Units Occupancy1.51.5 100
0 100 NONE 100

Quality03Quality Level 03

DOR CODE5000IMPROVED AG

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

AREATOTALGROSSAREAOF BASEYEARADJ ADJ SUBAREAMARKET VALUE

BAS2,42910020012,429320,776

BAS201100201120126,544

FGR70055200138550,843

FOP1,16030200134845,957

FSP2164020158611,357

FUS288100200128838,033

UST112452001506,603

TOTALS5,1063,787500,115

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

0500013,78797.0200161.05609,8962001

1 SFR CUST0% - 2024Heated Area: 2918HX Base Yr

BLD DATEXF DATEINC DATE

06/04/2025

LGL DATELAND DATEAG DATE

05/12/202606/04/2025

MLUKBA

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10510GARAGE WD-0050442,200.00SF35.0035.001002001200132720,790

30350CARPORT WD0043421,806.00SF13.0013.00100200220023204,696

40681POLE SHED005012600.00SF15.0015.00100200220023282,520

60510GARAGE WD-0037301,110.00SF35.0035.001002004200433011,655

70350CARPORT WD003011330.00SF13.0013.0010020042004320858

80680POLE SHED004812576.00SF10.0010.00100201520153714,090

90681POLE SHED0092201,840.00SF15.0015.001002015201537119,596

140860POOL/SPA00001.00UT50,000.0050,000.0010020152015049045,000

TOTAL OB/XF109,205

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1005000CAGRICULTURAL0OR0.000.006.19AC1.001.001.0017,000.0017,000.00105,230

2005501ATIMBER 2 P S0OR0.000.005.00AC1.001.001.00515.00515.002,575

3005900ATIMBER WETLA0OR0.000.003.20AC1.001.001.0050.0050.00160

4009910MMARKET VALUE0OR0.000.008.20AC1.001.001.0019,000.0019,000.00155,800

REVIEW DATE09/18/2023BYWWXTotal Acres: 14.39Total Land Value: 107,965Market: 155,800Agricultural: 2,735Common: 105,230PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE500,115

TOTAL MARKET OB/XF VALUE109,205

TOTAL LAND VALUE - MARKET261,030

TOTAL MARKET VALUE717,285

SOH/AGL Deduction0

ASSESSED VALUE717,285

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE717,285

TOTAL JUST VALUE870,350

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE915,399

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / IRSN CD SALE PRICE

2664/15548/31/2023WDQI01970,000

GRANTOR:PICKETT SYLVESTER H J

GRANTEE:ZHOU LINNA

1755/06598/25/2011TDUI30100

GRANTOR:PICKETT JULIE & HARRY

GRANTEE:PICKETT SYLVESTER H

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W27 BAS=[YR=2011] W26 FGR=[YR=2001] N26 W25 S28 BAS=[YR=2001] S9 FOP=[YR=2001] S41 E78 N44 W8 S36 W16 S1 W8 N1 W11 S1 W8 N1 W19 N33 W8\$ E8 S33 E19 S1 E8 N1 E11 S1 E8 N1 E16 N36 W35N1 W7 S1 W3 N6 W25\$ E25 N2\$ S8E3 N1 E7 S1 E16 N8\$ S8 E27 N8\$ PTR=E15 FUS=[YR=2001] E12 S24 W12 N24\$ W15\$ PTR=N15 UST=[YR=2001] N8 E14 S8 W14\$ S15\$.