LOT 5
ESMT IN OR 2368-345
DAVIS ACRES PBK 5/58

EDDY BRIAN D & ARLENE B
37886 KINGS FERRY RD
HILLIARD, FL 32046

2026

04-3N-24-2300-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

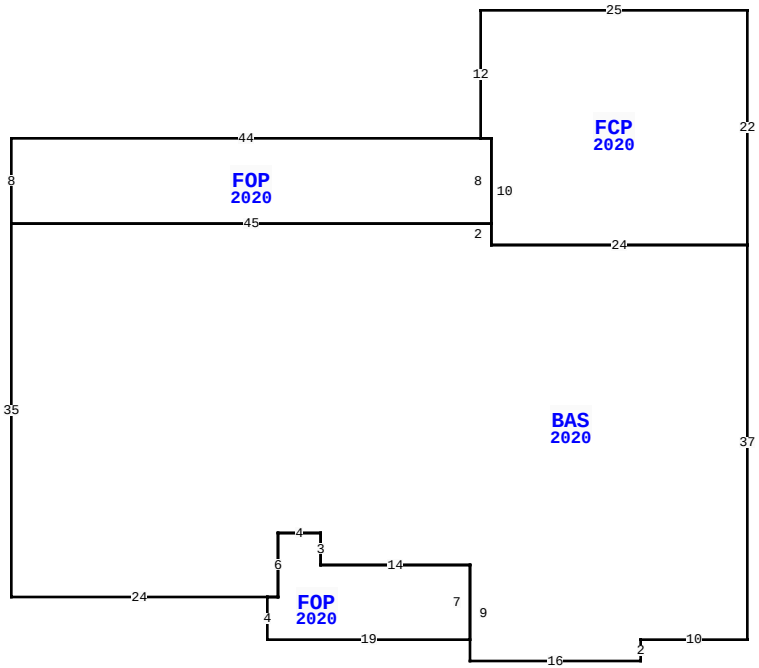
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,437	100	2020	2,437	359,535
FCP	540	25	2020	135	19,917
FOP	142	30	2020	43	6,344
FOP	360	30	2020	108	15,933
TOTALS	3,479			2,723	401,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,723	110.2752	153.28	417,381	2020	2020	0	0	0	3.75	96.25

1 SNGL FAM 100% - 2021 Heated Area: 2437 HX Base Yr 2021



37886 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		426,781
TOTAL MARKET OB/XF VALUE		14,700
TOTAL LAND VALUE - MARKET		149,520
TOTAL MARKET VALUE		488,716
SOH/AGL Deduction		78,838
ASSESSED VALUE		409,878
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		358,467
TOTAL JUST VALUE		591,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		603,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009821	CO ISSUED	0	10/16/2020
20004829	NEW CONSTR	326,146	06/04/2020
20004831	GARAGE	93,895	06/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/0592	5/03/2020	WD	U	V	11	100
GRANTOR: EDDY JASON C						
GRANTEE: EDDY BRIAN D & ARLE						
2310/1165	10/07/2019	WD	Q	V	05	200,000
GRANTOR: PATE GARY W						
GRANTEE: EDDY BRIAN D & ARLE						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2020] W25 S12 FOP=[YR=2020] W44 S8 BAS=[YR=2020] S35 E24 FOP=[YR=2020] S4 E19 N7 W14 N3 W4 S6 W1$ E1 N6 E4 S3 E14 S9 E16 N2 E10 N37 W24 N2 W45$ E45 N8 W1$ E1 S10 E24 N22$.

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
2	0680	POLE SHED	0	100	50	30	1,500.00	SF	10.00	10.00	100	2025	2024		98	14,700	

LAND DESCRIPTION

TOTAL OB/XF 14,700

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.12	AC		1.00	1.00	1.00	21,000.00	21,000.00	44,520							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	690.00	690.00	2,415							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	200.00	200.00	300							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 7.12 Total Land Value: 47,235 Market: 105,000 Agricultural: 2,715 Common: 44,520 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 70
Interior Floo	01	NONE 30
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

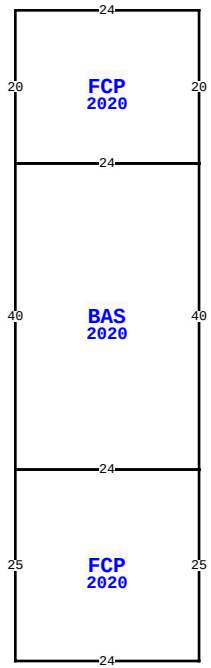
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2020	960	19,553
FCP	480	25	2020	120	2,444
FCP	600	25	2020	150	3,055
TOTALS	2,040			1,230	25,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,230	54.9769	21.44	26,371	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2021 Heated Area: 960 HX Base Yr 2021



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SALES DATA

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GRANTEE: EDDY BRIAN D & ARLE						
2310/1165	10/07/2019	WD	Q	V	05	200,000
GRANTOR: PATE GARY W						
GRANTEE: EDDY BRIAN D & ARLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=-24,20] S40 E24 N40 W24 $
FCP=[YR=2020;ORIG=-24,60] S25 E24 N25 W24 $
FCP=[YR=2020;ORIG=0,0] W24 S20 E24 N20 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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