

PT OF SE1/4 OF NW1/4  
PARCELS 2-7 & 2-17  
IN OR 1973/557

SMITH HARRY T & WANDA A  
376640 KINGS FERRY RD  
HILLIARD, FL 32046

2026

18-4N-25-0000-0002-0070



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 05      |
| NEIGHBORHOOD/LOC | 5001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,166            | 100         | 1993 | 2,166        | 221,205              |
| FDU       | 441              | 65          | 1993 | 287          | 29,310               |
| FGR       | 1,050            | 55          | 2018 | 578          | 59,029               |
| FOP       | 77               | 30          | 1993 | 23           | 2,349                |
| FOP       | 28               | 30          | 2009 | 8            | 817                  |
| UOP       | 189              | 20          | 1996 | 38           | 3,881                |
| USP       | 300              | 30          | 1996 | 90           | 9,191                |
| TOTALS    | 4,251            |             |      | 3,190        | 325,782              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |           |
|----------------|------------|-------------|-----|-----|----|----|----------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R     |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00  |
| 2              | 0860       | POOL/SPA    | 0   | 100 | 19 | 0  | 1.00     | UT | 50,000.00 |
| 5              | 0911       | SCRN RM A   | 0   | 100 | 40 | 52 | 2,080.00 | SF | 18.00     |
| 6              | 0510       | GARAGE WD-  | 0   | 100 | 25 | 25 | 625.00   | SF | 35.00     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | OR       | 0.00  | 0.00  | 5.84        |

| MARKET ADJUSTMENTS                                  |     |           |             |                |                |      |      |      |      |       |        |
|-----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900                                                | 01  | 3,190     | 122.4520    | 170.21         | 542,970        | 1965 | 1965 | 0    | 0    | 40.00 | 60.00  |
| 1 SNGL FAM 100% - 2018 Heated Area: 2166 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |
|                                                     |     |           |             |                |                |      |      |      |      |       |        |
| 376640 KINGS FERRY RD, HILLIARD                     |     |           |             |                |                |      |      |      |      |       |        |

|          |  |  |                |  |  |
|----------|--|--|----------------|--|--|
| BLD DATE |  |  | LGL DATE       |  |  |
| XF DATE  |  |  | LAND DATE      |  |  |
| INC DATE |  |  | AG DATE        |  |  |
|          |  |  | 05/08/2026 MLU |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 69,177      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1 4             |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 325,782   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 69,177    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 146,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 540,959   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 138,763   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 402,196   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 13        |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 0         |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 540,959   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 492,949   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 18003041   | GARAGE      | 31,070 | 06/01/2018 |
| B973646    | REPAIR/RRF  | 1,100  | 02/01/1997 |
| R970573    | REPAIR/RRF  | 8,750  | 02/01/1997 |

| SALES DATA                     |           |              |        |        |           |               |  |  |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 1973/0557                      | 1/14/2015 | SW           | U      | I      | 18        | 90,000        |  |  |  |
| GRANTOR: SECRETARY OF VETERANS |           |              |        |        |           |               |  |  |  |
| GRANTEE: SMITH HARRY T & WAN   |           |              |        |        |           |               |  |  |  |
| 1937/0264                      | 8/29/2014 | QC           | U      | I      | 11        | 100           |  |  |  |
| GRANTOR: SECRETARY OF HOUSING  |           |              |        |        |           |               |  |  |  |
| GRANTEE: WELLS FARGO BANK N    |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W17 USP=[YR=1996] N15 W20 S8 UOP=[YR=1996] W27 S7 E27 N7\$ S7 E20\$ W62 FGR=[YR=2018] N1 W42 S25 E42 N24 \$ S26 E52 FOP=[YR=1993] S7 E11 N7 W11\$E11 S7 E16 N33\$ PTR=E15 FDU=[YR=1993] E21 S21 W7 FOP=[YR=2009] S4 W7 N4 E7\$ W14 N21\$ W15\$. |  |  |  |  |  |  |  |  |  |