PT NE1/4 OF NW1/4
IN OR 2581/1541
ESMT IN OR 2581/1541

MARDINI CAROLIN KHALIL/MARDINI BASSAM ISSA
376866 KINGS FERRY RD
HILLIARD, FL 32046

2026

18-4N-25-0000-0003-0040

BUILDING CHARACTERISTICS

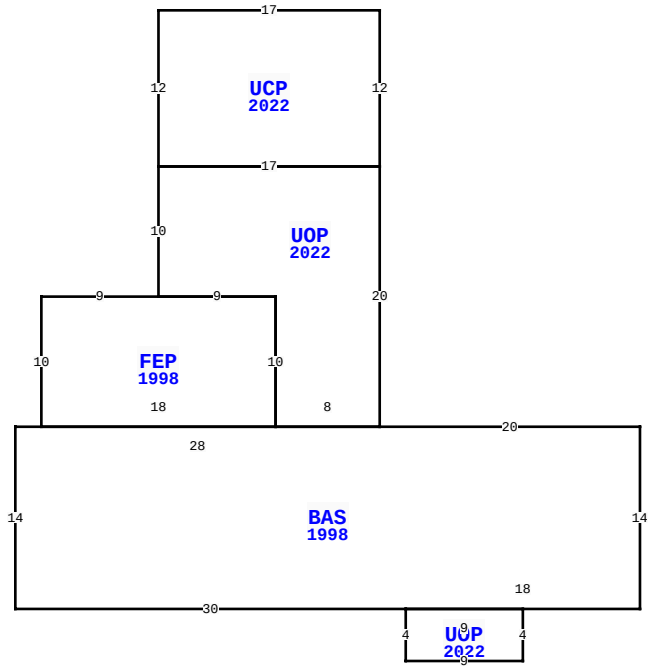
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	672	100	1998	672	19,090
FEP	180	85	1998	153	4,346
UCP	204	20	2022	41	1,165
UOP	36	25	2022	9	256
UOP	250	25	2022	62	1,761
TOTALS	1,342			937	26,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	937	111.4000	94.69	88,725	1993	1993	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 825 HX Base Yr



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

376888 KINGS FERRY RD, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,618
TOTAL MARKET OB/XF VALUE	13,936
TOTAL LAND VALUE - MARKET	58,000
TOTAL MARKET VALUE	98,554
SOH/AGL Deduction	0
ASSESSED VALUE	98,554
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,554
TOTAL JUST VALUE	98,554
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260003023			03/16/2026
MH260001415	MANU REPL	0	02/10/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2862/199	4/10/2026	SW	U	I	11	100
GRANTOR: MARDINI ERICA LEWIS						
GRANTEE: MARDINI CAROLIN KHA						
2860/1887	4/10/2026	SW	U	I	11	100
GRANTOR: MARDINI ERICA LEWIS						
GRANTEE: MARDINI CAROLIN KHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 UOP=[YR=2022] N20 UCP=[YR=2022] N12 W17 S12 E17$ W17 S10 FEP=[YR=1998] W9 S10 E18 N10 W9$ E9 S10 E8$ W28 S14 E30 UOP=[YR=2022] S4 E9 N4 W9$ E18 N14$.

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	0510	GARAGE WD-	0	0	23	25	575.00	SF	35.00	35.00	100	1998	1998	3	24	4,830	
3	0351	CARPORT MT	0	0	22	20	440.00	SF	10.00	10.00	100	2017	2017	3	70	3,080	
4	0351	CARPORT MT	0	0	36	18	648.00	SF	10.00	10.00	100	2024	2023	03	93	6,026	

LAND DESCRIPTION

TOTAL OB/XF 13,936

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	000100	C	RES	0		OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	50,000.00	50,000.00	58,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.16 Total Land Value: 58,000 Market: 0 Agricultural: 0 Common: 58,000 PRINTED 07/09/2026 BY SYS