PT OF LOTS 4 & 5
W OF ST RD 115 A
IN OR 401/370

MURPHY PATRICK G & CINDY P
374244 KINGS FERRY ROAD
HILLIARD, FL 32046

2026

25-4N-24-2020-0004-0010

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

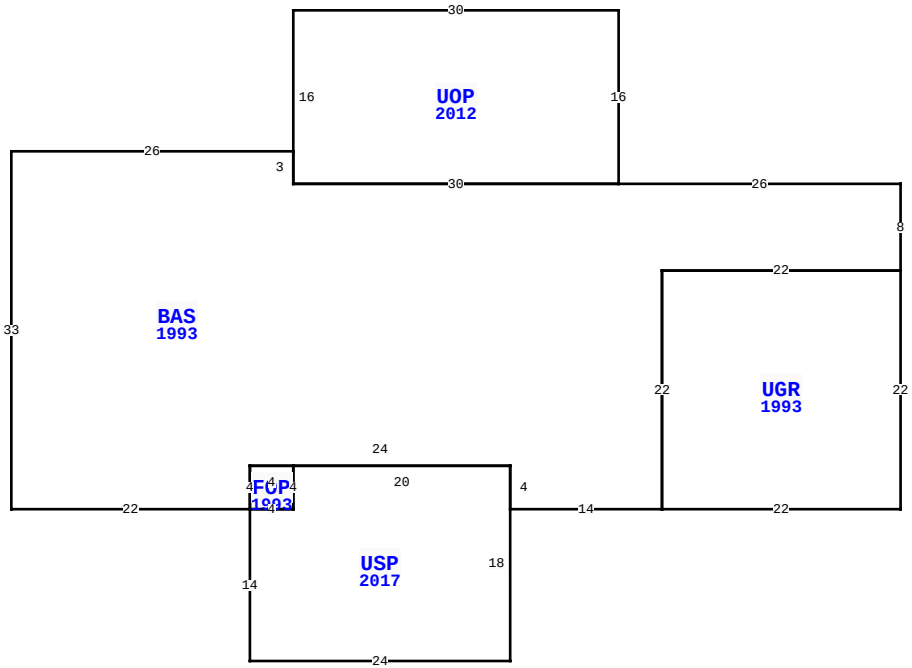
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100	1993	1,958	158,649
FOP	16	30	1993	5	405
UGR	484	45	1993	218	17,664
UOP	480	20	2012	96	7,779
USP	416	30	2017	125	10,128
TOTALS	3,354			2,402	194,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,402	121.5200	127.60	306,495	1972	1972	0	0	0	36.50	63.50

1 SINGLE FAM 100% - 0 Heated Area: 1958 HX Base Yr 1984



374244 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,624
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		131,040
TOTAL MARKET VALUE		325,664
SOH/AGL Deduction		175,794
ASSESSED VALUE		149,870
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,459
TOTAL JUST VALUE		325,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702858	ADDITION	7,576	05/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0401/0370	10/01/1983	MS	U	I		77,000
GRANTOR:						
GRANTEE:						
0195/0039	1/01/1975	WD	Q	I		43,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 UOP=[YR=2012] N16 W30 S16 E30$ W30 N3 W26 S33 E22 USP=[YR=2017] S14 E24 N18 W20 FOP=[YR=1993] W4 S4 E4 N4$ S4 W4$ N4 E24 S4 E14 UGR=[YR=1993] E22 N22 W22 S22$ N22 E22 N8$.

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
1	000100	C	RES	100	0006	OR	0.00	0.00	4.68	AC		1.00	1.00	1.00	28,000.00	28,000.00	131,040							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.68 Total Land Value: 131,040 Market: 0 Agricultural: 0 Common: 131,040 PRINTED 07/09/2026 BY SYS