

S-1 OF LOT 10 & FRACT OF LOT 9
IN OR 2490/862 (EX S-2)
CORNWALL SURVEY PB 0/31

WICKER CARY A & SAMANTHA T
371701 KINGS FERRY RD
HILLIARD, FL 32046

2026

34-4N-24-2020-0010-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2.5 100
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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	2005	1,716	106,897
UOP	432	25	2026	108	6,728

TOTALS	2,148			1,824	113,625
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	1242	WD DECK A	0	0	16	8	128.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.53

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,824	123.6000	111.24	202,902	1997	2007	0	0	0 44.00	56.00
1 M/H 94+ 0% - 0											
Heated Area: 1716 HX Base Yr											

371701 KINGS FERRY RD, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
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XF DATE	INC DATE	AG DATE

TOTAL OB/XF											
3,335											

Total Acres: 1.53	Total Land Value: 55,080	Market: 0	Agricultural: 0	Common: 55,080
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		113,625
TOTAL MARKET OB/XF VALUE		3,335
TOTAL LAND VALUE - MARKET		55,080
TOTAL MARKET VALUE		172,040
SOH/AGL Deduction		11,560
ASSESSED VALUE		160,480
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		160,480
TOTAL JUST VALUE		172,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2490/0862	7/16/2021	WD	Q	I	01	120,000	
GRANTOR:WATSON REALTY CORP							
GRANTEE:WICKER CARY A & SAM							
1677/0571	5/17/2010	CT	U	I	18	100	
GRANTOR:CLERK OF COURT							
GRANTEE:WATSON REALTY CORP							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005;ORIG=0,0] W2 W36 W28 S26 E66 N26 \$									
UOP=[YR=2026;ORIG=-38,0] E36 N12 W36 S12 \$									