IN OR 2081/408

STEVENS DAVID
371363 KINGS FERRY
HILLIARD, FL 32046

2026

37-4N-24-0000-0001-0070

BUILDING CHARACTERISTICS

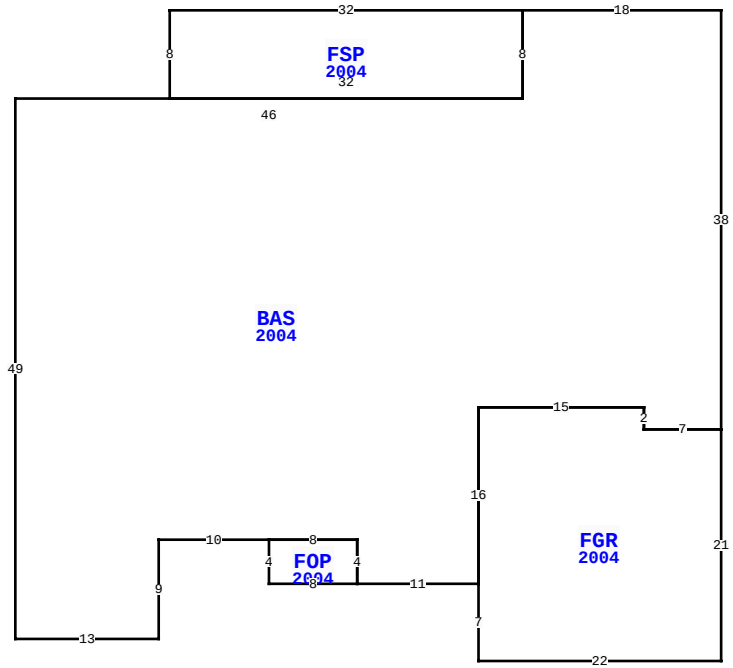
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,615	100	2004	2,615	355,278
FGR	492	55	2004	271	36,818
FOP	32	30	2004	10	1,359
FSP	256	40	2004	102	13,858
TOTALS	3,395			2,998	407,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,998	116.0148	161.26	483,457	2004	2004	0	0	0	15.75	84.25

1 SNGL FAM 100% - 2020 Heated Area: 2615 HX Base Yr 2020



371363 KINGS FERRY RD, HILLIARD

BLD DATE	03/03/2023 NW	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		407,313
TOTAL MARKET OB/XF VALUE		17,640
TOTAL LAND VALUE - MARKET		150,570
TOTAL MARKET VALUE		575,523
SOH/AGL Deduction		254,384
ASSESSED VALUE		321,139
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		269,728
TOTAL JUST VALUE		575,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013951	SHINGLES	16,500	10/12/2021
B0412734	NEW CONSTR	186,031	01/05/2004
P025410	NEW CONSTR	0	03/01/2002
B029269	NEW CONSTR	330,000	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2081/0408	10/31/2016	WD	Q	I	01	323,500
GRANTOR: NICHOLSON JOHN C & LA						
GRANTEE: STEVENS DAVID						
0861/1592	1/07/1999	TD	U	V	21	40,000
GRANTOR: MCCRANIE DANIEL I TRU						
GRANTEE: NICHOLSON JOHN C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FSP=[YR=2004] W32 S8 E32 N8$ S8 W46 S49 E13 N9 E10 FOP=[YR=2004] S4 E8 N4 W8$ E8 S4 E11 FGR=[YR=2004] S7 E22 N21 W7 N2 W15 S16$ N16 E15 S2 E7 N38$.

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	100	28	24	672.00	SF	35.00	35.00	100	2016	2016	3	75	17,640	

LAND DESCRIPTION

TOTAL OB/XF 17,640

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	7.17	AC		1.00	1.00	1.00	21,000.00	21,000.00	150,570							

REVIEW DATE 01/01/2023 BY CD Total Acres: 7.17 Total Land Value: 150,570 Market: 0 Agricultural: 0 Common: 150,570 PRINTED 07/09/2026 BY SYS