PT OF LOTS 16 THRU 20
IN OR 2442/612
DAVIS ACRES PB 5/58

MCLAIN BERNICE W & CRYSTAL
371352 KINGS FERRY RD
HILLIARD, FL 32046

2026

37-4N-24-2300-0017-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

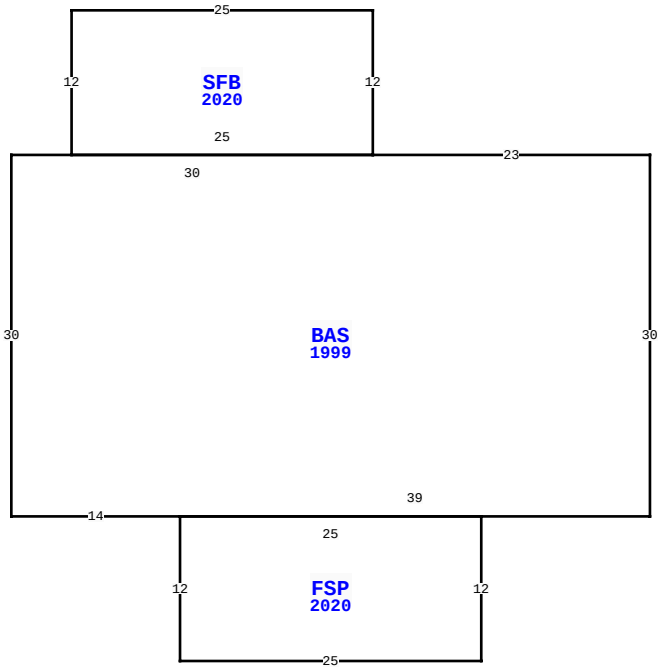
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100	1999	1,590	227,219
FSP	300	40	2020	120	17,148
SFB	300	80	2020	240	34,297
TOTALS	2,190			1,950	278,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,950	122.0296	169.62	330,759	1999	2004	0	0	0	15.75	84.25

1 SNGL FAM 0% - 0 Heated Area: 1830 HX Base Yr



371352 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/31/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	278,664
TOTAL MARKET OB/XF VALUE	6,838
TOTAL LAND VALUE - MARKET	266,500
TOTAL MARKET VALUE	413,072
SOH/AGL Deduction	2,727
ASSESSED VALUE	410,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	410,345
TOTAL JUST VALUE	552,002
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	629,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985614	NEW CONSTR	65,520	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/0612	3/12/2021	WD	Q	I	01	528,000
GRANTOR: LEE CLINTON W SR & PA						
GRANTEE: MCLAIN BERNICE W &						
0852/0862	10/15/1998	WD	Q	V	01	100
GRANTOR: WHITE THOMAS T & BREN						
GRANTEE: LEE CLINTON & PATRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W23 SFB=[YR=2020] N12 W25 S12 E25$ W30 S30 E14
FSP=[YR=2020] S12 E25 N12 W25$ E39 N30$.

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
1	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1999	1999	3	20	1,152	
2	0350	CARPORT WD	0	0	66	36	2,376.00	SF	6.50	6.50	100	2001	2001	3	20	3,089	
3	0350	CARPORT WD	0	0	54	37	1,998.00	SF	6.50	6.50	100	2002	2002	3	20	2,597	

LAND DESCRIPTION

TOTAL OB/XF 6,838

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	005000	C	AGRICULTURAL	0	0006	OR	0.00	0.00	9.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	123,500							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	370.00	370.00	4,070							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	143,000							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 20.50 Total Land Value: 127,570 Market: 143,000 Agricultural: 4,070 Common: 123,500 PRINTED 07/09/2026 BY SYS