PT OF LOTS 17 18 & 19
IN OR 2733/1002
DAVIS ACRES PB 5/58

ELENS WILLIAM C L/E/
371374 KINGS FERRY RD
HILLIARD, FL 32046

**2026**

**37-4N-24-2300-0017-0050**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

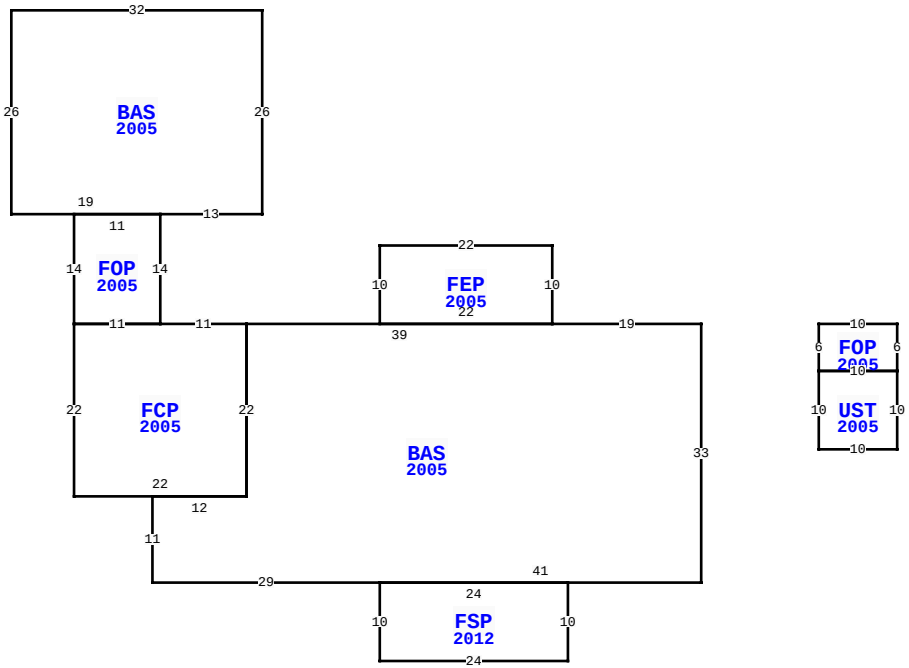
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 832 | 100 | 2005 | 832 | 113,525 |
| BAS | 2,046 | 100 | 2005 | 2,046 | 279,175 |
| FCP | 484 | 25 | 2005 | 121 | 16,510 |
| FEP | 220 | 80 | 2005 | 176 | 24,015 |
| FOP | 60 | 30 | 2005 | 18 | 2,456 |
| FOP | 154 | 30 | 2005 | 46 | 6,277 |
| FSP | 240 | 40 | 2012 | 96 | 13,099 |
| UST | 100 | 45 | 2005 | 45 | 6,141 |
| TOTALS | 4,136 | | | 3,380 | 461,197 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,380 | 91.0800 | 151.19 | 511,022 | 2005 | 2005 | 0 | 0 | 0 | 9.75 | 90.25 |

1 SFR CUST 100% - 2022 Heated Area: 2878 HX Base Yr 2022




371374 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 | | 477,006 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 76,160 |
| TOTAL MARKET VALUE | | 553,166 |
| SOH/AGL Deduction | | 68,940 |
| ASSESSED VALUE | | 484,226 |
| TOTAL EXEMPTION VALUE | HX HB WR | 56,411 |
| BASE TAXABLE VALUE | | 427,815 |
| TOTAL JUST VALUE | | 553,166 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 537,992 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0414196 | NEW CONSTR | 206,444 | 12/01/2004 |
| E0413997 | ELEC OTHER | 3,000 | 12/01/2004 |
| M0409040 | H/AC | 3,000 | 12/01/2004 |
| P0408783 | OTHER | 0 | 12/01/2004 |
| R046966 | REPAIR/RRF | 2,000 | 12/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2733/1002 | 8/22/2024 | QC | U | I | 11 | 100 |
| GRANTOR: ELENS WILLIAM C & JUD | | | | | | |
| GRANTEE: ELENS-LUCERO CATHER | | | | | | |
| 2438/0752 | 2/24/2021 | WD | Q | I | 01 | 485,000 |
| GRANTOR: WHITE THOMAS T & BREN | | | | | | |
| GRANTEE: ELENS WILLIAM C & J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W19 FEP=[YR=2005] N10 W22 S10 E22 $ W39
FCP=[YR=2005] W11 FOP=[YR=2005] N14 BAS=[YR=2005] E13 N26
W32 S26 E19 $ W11 S14 E11 $ W11 S22 E22 N22 $ S22 W12 S11 E29
FSP=[YR=2012] S10 E24 N10 W24 $ E41 N33 $ PTR= E15
FOP=[YR=2005] E10 S6 UST=[YR=2005] S10 W10 N10 E10 $ W10 N6
$ W15 $ .

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 2.24 | AC | | 1.00 | 1.00 | 1.00 | 34,000.00 | 34,000.00 | 76,160 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.24 Total Land Value: 76,160 Market: 0 Agricultural: 0 Common: 76,160 PRINTED 07/09/2026 BY SYS

PT OF LOTS 17 18 & 19
IN OR 2733/1002
DAVIS ACRES PB 5/58

ELENS WILLIAM C L/E/
371374 KINGS FERRY RD
HILLIARD, FL 32046

**2026**

**37-4N-24-2300-0017-0050**

## BUILDING CHARACTERISTICS

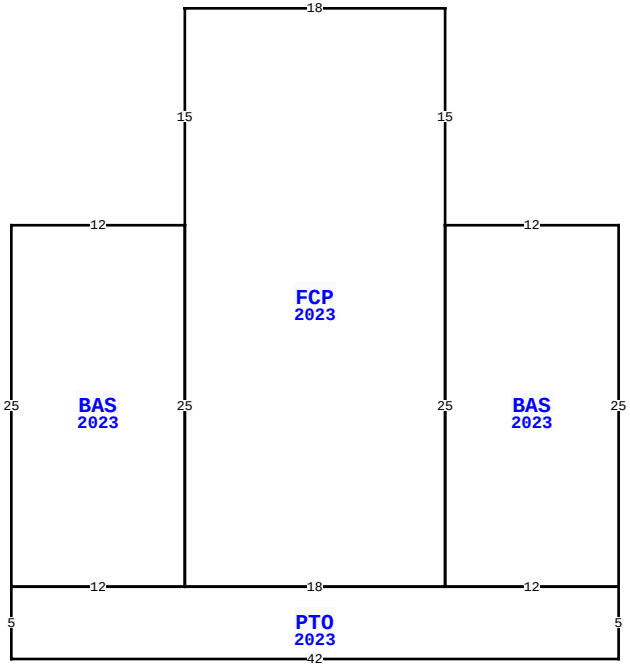
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |
| 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 | 300 | 100 | 2023 | 300 | 6,003 |
| BAS | 300 | 100 | 2023 | 300 | 6,003 |
| FCP | 720 | 25 | 2023 | 180 | 3,602 |
| PTO | 210 | 5 | 2023 | 10 | 200 |
| TOTALS | 1,530 | | | 790 | 15,809 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 790 | 52.9000 | 20.63 | 16,298 | 2022 | 2022 | 0 | 0 | 0 | 3.00 | 97.00 |

2 GARAGE RES 100% - 2023 Heated Area: 600 HX Base Yr 2022




371374 KINGS FERRY RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
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## NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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| | | | |

## SALES DATA

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| 2438/0752 | 2/24/2021 | WD | Q | I | 01 | 485,000 |
| GRANTOR: WHITE THOMAS T & BREN | | | | | | |
| GRANTEE: ELENS WILLIAM C & J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=92,25] W12 S25 E12 N25 $
BAS=[YR=2023;ORIG=62,25] W12 S25 E12 N25 $
FCP=[YR=2023;ORIG=80,10] W18 S15 S25 E18 N25 N15 $
PTO=[YR=2023;ORIG=92,50] S5 W42 N5 E12 E18 E12 $
.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.24 Total Land Value: 76,160 Market: 0 Agricultural: 0 Common: 76,160 PRINTED 07/09/2026 BY SYS