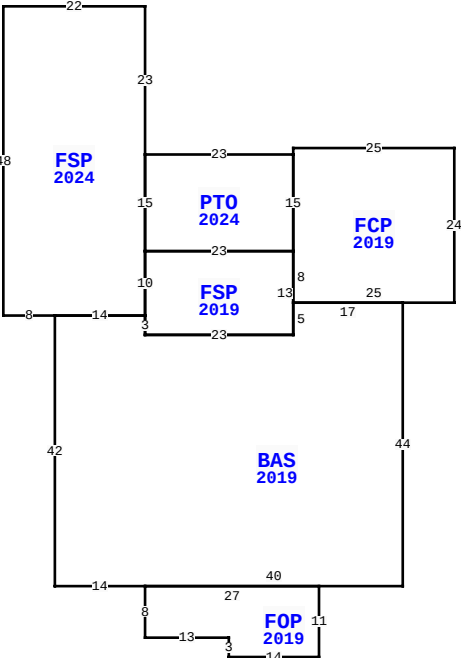


RODI JAMES G & KAREN P
371468 KINGS FERRY ROAD
HILLIARD, FL 32046

37-4N-24-2300-0019-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		3108	HARDIE BRD 100							0500	01	3,019	102.1200	169.52	511,781	2019	2019	0	0	0	2.50	97.50	VALUATION BY		STANDARD																		
Roof Structur		08	IRREGULAR 100							1 SFR CUST 100% - 2023														Heated Area: 2233										HX Base Yr 2023									
Roof Cover		03	COMP SHNGL 100																													BUILDING MARKET VALUE		518,912									
Interior Wall		05	DRYWALL 100																													TOTAL MARKET OB/XF VALUE		4,650									
Interior Floo		13	LVT/LAMNT 100																													TOTAL LAND VALUE - MARKET		77,520									
Air Condition		03	CENTRAL 100																													TOTAL MARKET VALUE		601,082									
Heating Type		04	AIR DUCTED 100																													SOH/AGL Deduction		215,145									
Bedrooms			3 100																													ASSESSED VALUE		385,937									
Bathrooms			2 100																													TOTAL EXEMPTION VALUE		HX HB		51,411							
Frame		02	WOOD FRAME 100																													BASE TAXABLE VALUE		334,526									
Stories		0	0 100																													TOTAL JUST VALUE		601,082									
Units			0 100																													INCON VALUE		0									
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE		585,059																															
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	2,233	100	2019	2,233	369,075																																						
FCP	600	25	2019	150	24,792																																						
FOP	258	30	2019	77	12,727																																						
FSP	299	40	2019	120	19,833																																						
FSP	1,056	40	2024	422	69,749																																						
PTO	345	5	2024	17	2,810																																						
TOTALS		4,791			3,019	498,986	371468 KINGS FERRY RD, HILLIARD										BLD DATE				LGL DATE		05/12/2026		MLU																		
							XF DATE										LAND DATE																										
							INC DATE										AG DATE																										
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																											
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		93	4,650																												
LAND DESCRIPTION TOTAL OB/XF 4,650																																											
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		OR	0.00	0.00	2.28	AC		1.00	1.00	1.00	34,000.00	34,000.00	77,520																										
REVIEW DATE	02/13/2024		BY	WW	Total Acres: 2.28		Total Land Value: 77,520				Market: 0				Agricultural: 0				Common: 77,520				PRINTED 07/09/2026 BY SYS																				

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