IN OR 2799/770

PICKETT FAMILY REVOCABLE TRUST/PICKETT PAMELA H TR
1731 INDIAN WOODS DRIVE
NEPTUNE BEACH, FL 32266

2026

48-4N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

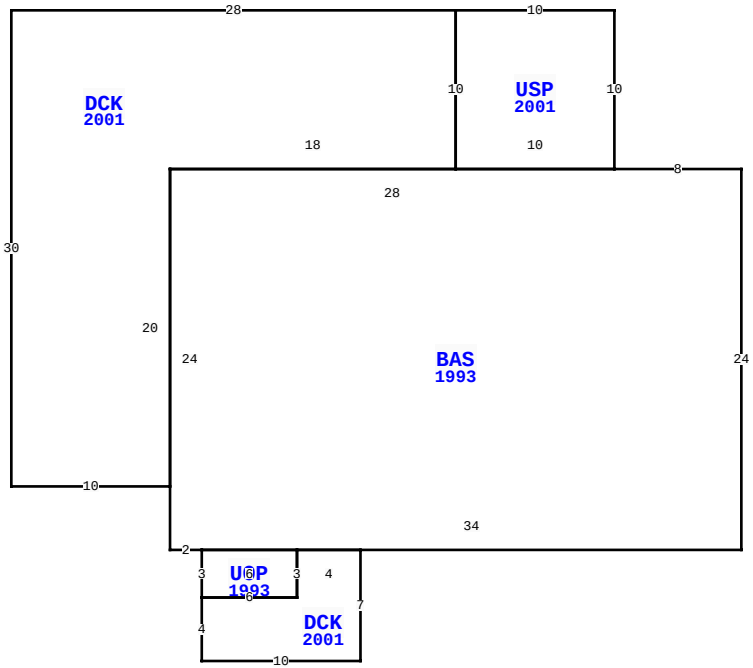
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	64,750
DCK	52	10	2001	5	375
DCK	480	10	2001	48	3,597
UOP	18	20	1993	4	299
USP	100	30	2001	30	2,249
TOTALS	1,514			951	71,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	951	107.7300	113.12	107,577	1980	1980	0	0	0	33.75	66.25

1 SINGLE FAM 0% - 0 Heated Area: 864 HX Base Yr



394960 KOLARS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	71,270
TOTAL MARKET OB/XF VALUE	4,728
TOTAL LAND VALUE - MARKET	192,675
TOTAL MARKET VALUE	268,673
SOH/AGL Deduction	123,658
ASSESSED VALUE	145,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,015
TOTAL JUST VALUE	268,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2799/770	2/27/2025	SW	U	I	11	100
GRANTOR: PICKETT LARRY J & PAT						
GRANTEE: PICKETT FAMILY REVO						
2510/0991	10/28/2021	QC	U	I	11	100
GRANTOR: PICKETT LARRY J						
GRANTEE: PICKETT LARRY J & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 USP=[YR=2001] N10 W10 DCK=[YR=2001] W28 S30 E10 N20 E18 N10$ S10 E10$ W28 S24 E2 UOP=[YR=1993] S3 DCK=[YR=2001] S4 E10 N7 W4 S3 W6$ E6 N3 W6 $ E34 N24$.

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	1985	1985	3	20	1,152	
2	0300	BOAT DCK W	0	0	298	3	894.00	SF	20.00	20.00	100	1986	1986	3	20	3,576	

LAND DESCRIPTION

TOTAL OB/XF 4,728

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	000132	C	RES RIVER	0	0005	OR	0.00	0.00	3.67	AC		1.00	1.00	1.50	35,000.00	52,500.00	192,675							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.67 Total Land Value: 192,675 Market: 0 Agricultural: 0 Common: 192,675 PRINTED 07/09/2026 BY SYS