PT GOVT LOT 3 OF SEC 9-4N-24E
& PT OF JAMES WALKER DONATION
SEC 40-4N-24E IN OR 1333/1375

TERHERST KAREN MICHELE
39259 KOLARS FERRY ROAD
HILLIARD, FL 32046

2023

09-4N-24-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	05	Quality Level 05

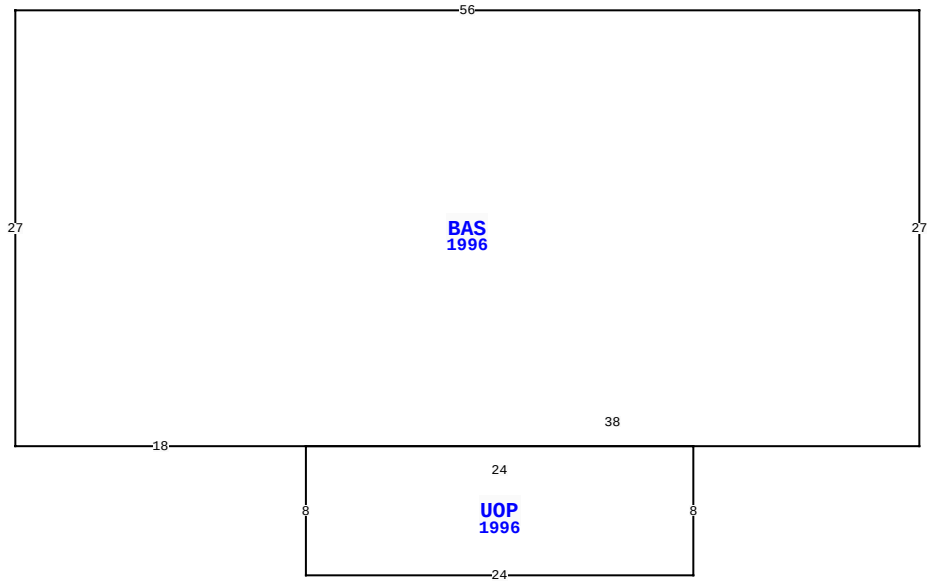
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	62,790
UOP	192	25	48	1,993
TOTALS	1,704		1,560	64,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	148.3200	103.82	161,959	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2008 Heated Area: 1512 HX Base Yr 2008



39259 KOLARS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		64,784
TOTAL MARKET OB/XF VALUE		3,290
TOTAL LAND VALUE - MARKET		73,200
TOTAL MARKET VALUE		141,274
SOH/AGL Deduction		79,713
ASSESSED VALUE		61,561
TOTAL EXEMPTION VALUE	HX HB	36,561
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		141,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961275	MH MOVE-ON	0	02/01/1997
8941	MH MOVE-ON	12,000	06/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1333/1375	6/30/2005	WD	Q	I		96,000
GRANTOR: TESTONE WILL ANTHONY						
GRANTEE: TERHERST KAREN MICH						
1016/0828	10/29/2001	WD	U	I	01	100
GRANTOR: TESTONE WILL A ETAL						
GRANTEE: TESTONE WILL & DANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W56 S27 E18 UOP=[YR=1996] S8 E24 N8 W24$ E38 N27$.

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
3	0681	POLE SHED	0	100	12	11	132.00	SF	15.00	15.00	100	1995	1995	3	24	475	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	81	1,620	
5	0681	POLE SHED	0	100	11	16	176.00	SF	15.00	15.00	100	1997	1997	3	26	686	
8	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2001	2001	3	20	192	
9	1242	WD DECK A	0	100	16	9	144.00	SF	10.00	10.00	100	2003	2003	3	22	317	

LAND DESCRIPTION

TOTAL OB/XF 3,290

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.44	AC		1.00	1.00	1.00	30,000.00	30,000.00	73,200							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.44 Total Land Value: 73,200 Market: 0 Agricultural: 0 Common: 73,200 PRINTED 08/02/2023 BY SYS