IN OR 2414/672
PARCEL 2-9 SEC 9 &
PARCEL 2-1 SEC 40 &

MORRISON DONALD R & SHANNON L
3971 KOLARS FERRY ROAD
HILLIARD, FL 32046

2023

09-4N-24-0000-0002-0090

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	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
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	01	Quality Level 01

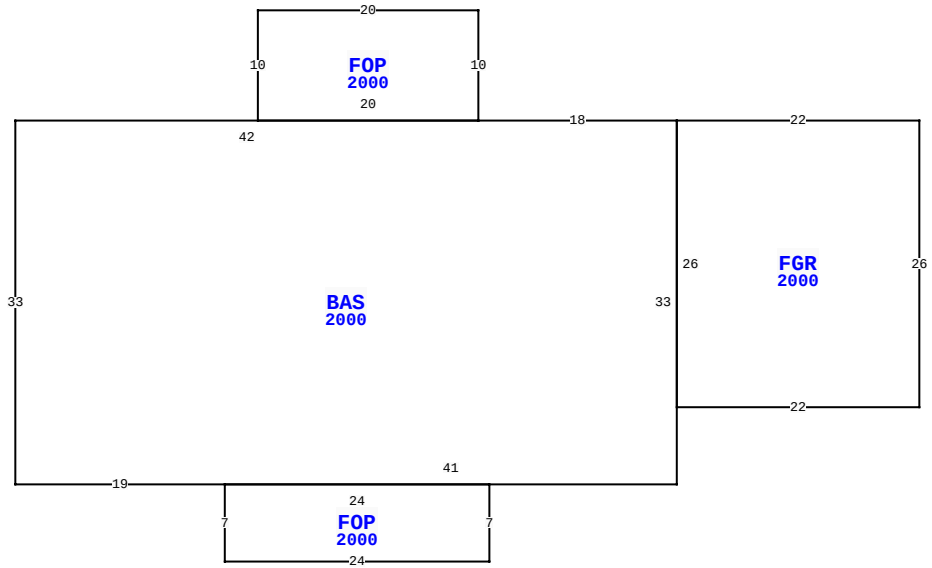
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	208,982
FGR	572	55	315	33,247
FOP	168	30	50	5,278
FOP	200	30	60	6,333
TOTALS	2,920		2,405	253,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,405	101.8710	120.97	290,933	2000	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2022 Heated Area: 1980 HX Base Yr 2022



3971 KOLARS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,839
TOTAL MARKET OB/XF VALUE		8,368
TOTAL LAND VALUE - MARKET		98,500
TOTAL MARKET VALUE		360,707
SOH/AGL Deduction		50,642
ASSESSED VALUE		310,065
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,065
TOTAL JUST VALUE		360,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007049	NEW CONSTR	129,000	04/01/2000
9144	MH MOVE-ON	18,000	12/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2414/0672	11/30/2020	WD	Q	I	01	299,000
GRANTOR: LANGFORD JERRY A						
GRANTEE: MORRISON DONALD R &						
2392/0496	9/03/2020	QC	U	I	11	100
GRANTOR: HODGE CINDY ANJANETTE						
GRANTEE: LANGFORD JERRY A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2000] W22 BAS=[YR=2000] W18 FOP=[YR=2000] N10 W20 S10 E20$ W42 S33 E19 FOP=[YR=2000] S7 E24 N7 W24$ E41 N33$ S26 E22 N26$.

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	0812	CONCRETE C	0	100	0	0	2,200.00	SF	4.00	4.00	100	2001	2001	3	82	7,216	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2001	2001	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 8,368

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	0005	OR	0.00	0.00	3.94	AC		1.00	1.00	1.00	25,000.00	25,000.00	98,500							

REVIEW DATE 10/24/2017 BY TWX Total Acres: 3.94 Total Land Value: 98,500 Market: 0 Agricultural: 0 Common: 98,500 PRINTED 08/02/2023 BY SYS