PT OF NE1/4 OF NE1/4
IN OR 855/1164
1999 HOME DW/MH

BICKFORD KENNETH M & SHARI E
39343 KOLARS FERRY ROAD
HILLIARD, FL 32046

2023

09-4N-24-0000-0002-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	11	CLAY TILE 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	04	Quality Level 04

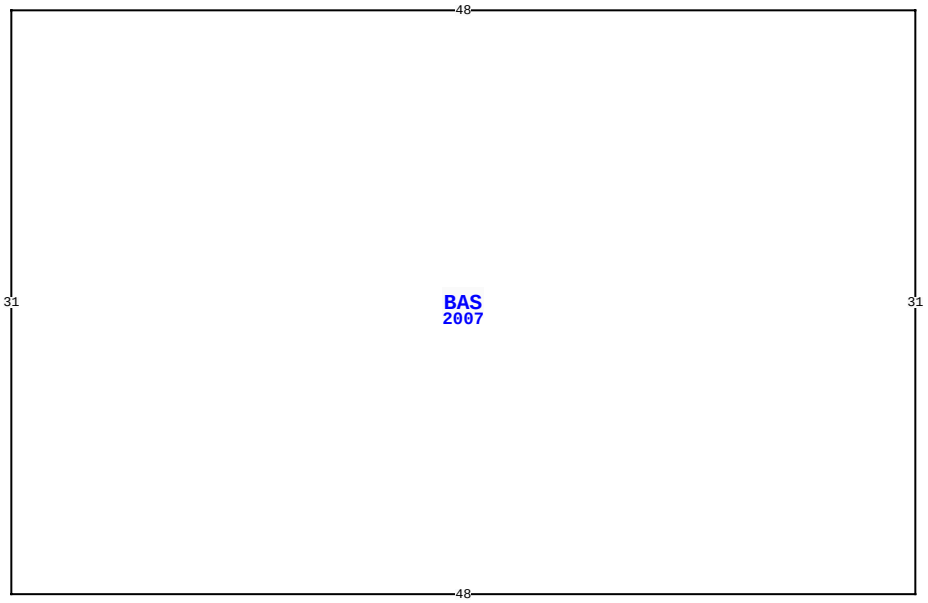
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	79,945
TOTALS	1,488		1,488	79,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,488	137.0600	95.94	142,759	1999	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2008 Heated Area: 1488 HX Base Yr 2008



39343 KOLARS FERRY RD, HILLIARD

BLD DATE	02/27/2008	JH	LGL DATE	
XF DATE	02/27/2008	JH	LAND DATE	06/13/2023 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		79,945
TOTAL MARKET OB/XF VALUE		2,119
TOTAL LAND VALUE - MARKET		45,180
TOTAL MARKET VALUE		127,244
SOH/AGL Deduction		60,841
ASSESSED VALUE		66,403
TOTAL EXEMPTION VALUE	HX HB	41,403
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		127,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992626	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0884/0212	5/21/1999	QC	U	V	06	100
GRANTOR: BRANTLEY CATHERINE D						
GRANTEE: BRICKFORD SHARI E &						
0855/1164	11/13/1998	WD	Q	V		19,500
GRANTOR: BRANTLEY LEWIS B						
GRANTEE: BICKFORD KENNETH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W48S31E48N31$.

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	1242	WD DECK A	0	100	20	16	320.00	SF	7.70	7.70	100	2018	2018	3	86	2,119	

LAND DESCRIPTION

TOTAL OB/XF 2,119

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	2.51	AC		1.00	1.00	0.60	30,000.00	18,000.00	45,180							

REVIEW DATE 10/23/2019 BY TWA Total Acres: 2.51 Total Land Value: 45,180 Market: 0 Agricultural: 0 Common: 45,180 PRINTED 08/02/2023 BY SYS