PT ZACH HADDOCK GRANT
SEC 48-4N-25E IN OR 2188/1501
(EX UTIL ESMT IN OR 1030/1364)

CONRAD CAROL ANN
394884 KOLARS FERRY RD
HILLIARD, FL 32046

2023

48-4N-25-0000-0001-0180

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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

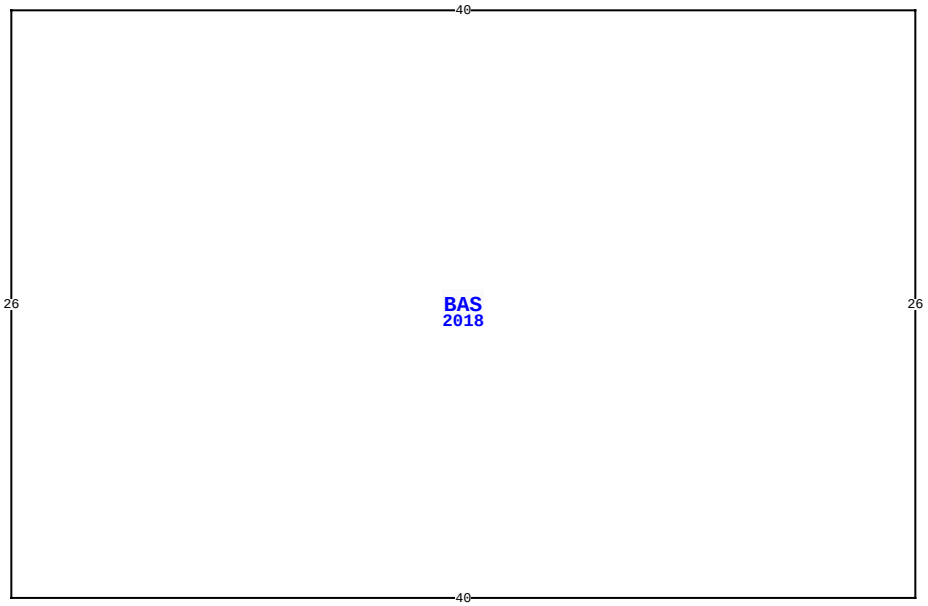
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	87,942
TOTALS	1,040		1,040	87,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,040	127.1600	89.01	92,570	2018	2018	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2023 Heated Area: 1040 HX Base Yr 2023



394884 KOLARS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		87,942
TOTAL MARKET OB/XF VALUE		33,005
TOTAL LAND VALUE - MARKET		149,760
TOTAL MARKET VALUE		270,707
SOH/AGL Deduction		0
ASSESSED VALUE		270,707
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		220,707
TOTAL JUST VALUE		270,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,235

BLDG:1:3: RP # 12763059 & 12763060

BLDG:1:1: DW/MH/ID: LOHGA31870514(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2210936	GARAGE	147,585	12/01/2022
19000347	CO ISSUED	0	01/14/2019
18004072	MH MOVE-ON	0	06/01/2018
E16676	ELEC OTHER	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2188/1501	4/06/2018	WD	Q	I	01	123,000
GRANTOR: MERSHON FREDERIC N &						
GRANTEE: CONRAD CAROL ANN						
1513/0090	7/17/2007	WD	Q	I		225,000
GRANTOR: GIBSON COLTON L						
GRANTEE: MERSHON FREDERIC N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S26 E40 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	0300	BOAT DCK W	0	100	382	6	2,292.00	SF	40.00	40.00	100	2003	2003	3	36	33,005	

LAND DESCRIPTION

TOTAL OB/XF 33,005

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	SFR RIVER	100		OR	0.00	0.00	4.16	AC		1.00	1.00	2.00	18,000.00	36,000.00	149,760							

REVIEW DATE 06/16/2023 BY KW Total Acres: 4.16 Total Land Value: 149,760 Market: 0 Agricultural: 0 Common: 149,760 PRINTED 08/02/2023 BY SYS