

PT ZACH HADDOCK GRANT
SEC 48-4N-25E IN OR 1982/728

ATWATER KATHI LOUISE
394710 KOLARS FERRY ROAD
HILLIARD, FL 32046

2023

48-4N-25-0000-0001-0230



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1															
Exterior Wall	20	FACE BRICK 100	0900	01	2,210	105.5754	125.37	277,068	1995	2000	0	0	0	16.50	83.50	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2002													Heated Area: 1864														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2002														
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 90																												
Interior Floo	14	CARPET 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																												
Occupancy	00	NONE 100																												
Quality			01	Quality Level 01																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM				MKT AREA			05																							
NEIGHBORHOOD/LOC			5001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,864	100	1,864	195,131																										
FCP	315	25	79	8,270																										
FOP	560	30	168	17,587																										
FST	147	55	81	8,479																										
PTO	350	5	18	1,885																										
TOTALS			3,236		2,210	231,352																								
EXTRA FEATURES			394710 KOLARS FERRY RD, HILLIARD																											
L N	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	0 100	14	10	140.00	SF	30.00	30.00	100	1990	1990	3	20	840															
2	0681	POLE SHED	0 100	0	0	256.00	SF	15.00	15.00	100	1990	1990	3	20	768															
3	0810	CONCRETE A	0 100	0	0	164.00	SF	6.50	6.50	100	1995	1995	3	72	768															
LAND DESCRIPTION			TOTAL OB/XF 2,376																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000													
REVIEW DATE 07/02/2020 BY KB Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																														

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	231,352	
TOTAL MARKET OB/XF VALUE	2,376	
TOTAL LAND VALUE - MARKET	80,000	
TOTAL MARKET VALUE	313,728	
SOH/AGL Deduction	157,272	
ASSESSED VALUE	156,456	
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE	56,456	
TOTAL JUST VALUE	313,728	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	267,655	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004973	REPAIR/RRF	6,800	06/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1982/0728	5/28/2015	QC	U	I	11	100
GRANTOR: TURNER JACK LAWTON						
GRANTEE: ATWATER KATHI LOUIS						
1026/1181	12/26/2001	WD	Q	I		165,000
GRANTOR: MURPHREE CLAUDETTE &						
GRANTEE: TURNER JACK & KATHI						

BUILDING NOTES												

BUILDING DIMENSIONS												
PTO=[YR=1995] W35 FCP=[YR=1995] N5 FST=[YR=1995] N7 W21 S7 E21 \$ W21 S15 BAS=[YR=1995] S9 L2 D3 S5 D3 R2 S13 FOP=[YR=1995] S10 E56 N10 W56\$ E56 N33 W56\$ E21 N10\$ S10 E35 N10\$.												