IN OR 2502/309
IN SEC 9 & 40
EX 2-1 IN SEC 40

RICE MITCHELL B & NANCY
39161 KOLARS FERRY RD
HILLIARD, FL 32046

2024

09-4N-24-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

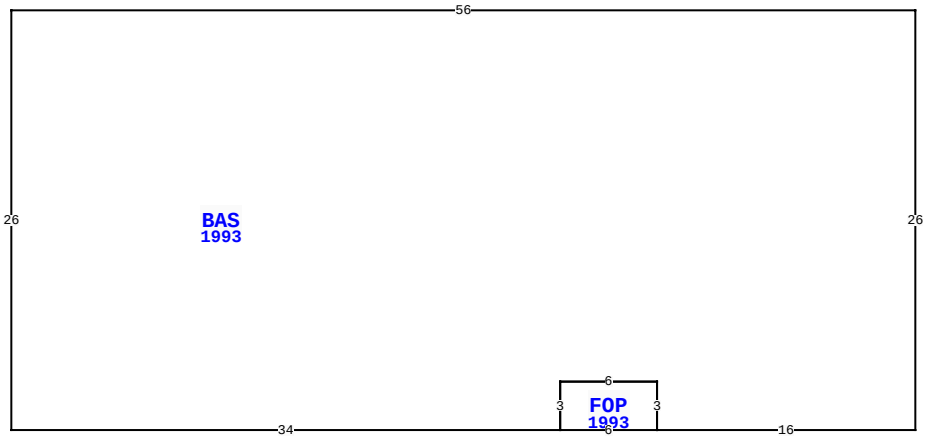
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,438	100	1,438	174,115
FOP	18	30	5	605
TOTALS	1,456		1,443	174,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,443	138.5384	131.61	189,913	1991	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1438 HX Base Yr 2022



39161 KOLARS FERRY RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		174,720
TOTAL MARKET OB/XF VALUE		230
TOTAL LAND VALUE - MARKET		81,250
TOTAL MARKET VALUE		256,200
SOH/AGL Deduction		41,412
ASSESSED VALUE		214,788
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		164,788
TOTAL JUST VALUE		256,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702589	REPAIR/RRF	5,370	04/24/2017
B18177	NEW CONSTR	0	11/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2502/0309	10/01/2021	WD	Q	I	01	210,000
GRANTOR: DELANEY MARCY A & MAR						
GRANTEE: RICE MITCHELL B & N						
2346/1785	3/11/2020	WD	Q	I	01	199,900
GRANTOR: MCDOWELL JOHN T & ASH						
GRANTEE: DELANEY MARCY A & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S26 E34 FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E16 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	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2005	2005	3	24	230	

LAND DESCRIPTION

TOTAL OB/XF 230

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	3.25	AC		1.00	1.00	1.00	25,000.00	25,000.00	81,250							

REVIEW DATE 04/05/2022 BY TWA Total Acres: 3.25 Total Land Value: 81,250 Market: 0 Agricultural: 0 Common: 81,250 PRINTED 08/06/2024 BY SYS