PT OF NE1/4 OF NW1/4 OF SEC 9-4N
PT OF SE1/4 OF SW1/4 OF SEC 40-4
IN OR 718/155

THOMPSON SAMMIE L & KAY A
39469 KOLARS FERRY ROAD
HILLIARD, FL 32046

**2024**

**09-4N-24-0000-0002-0020**

## BUILDING CHARACTERISTICS

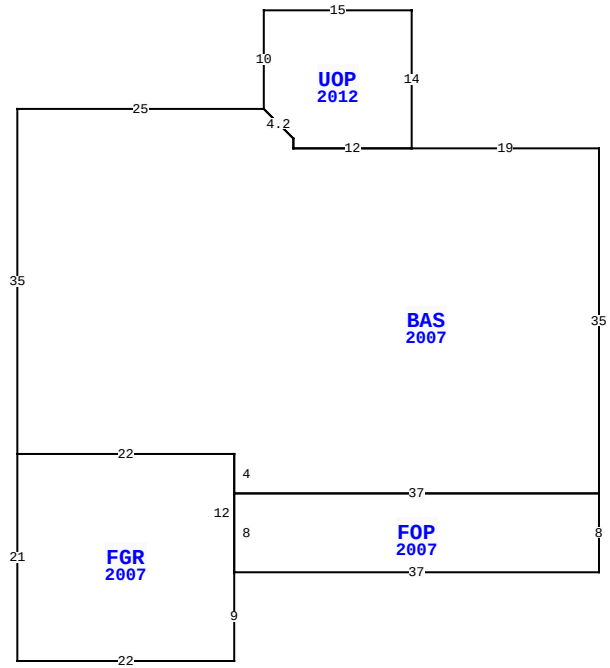
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,085 | 100 | 2,085 | 232,245 |
| FGR | 462 | 55 | 254 | 28,293 |
| FOP | 296 | 30 | 89 | 9,913 |
| UOP | 203 | 20 | 41 | 4,567 |
| TOTALS | 3,046 | | 2,469 | 275,018 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,469 | 96.3360 | 120.42 | 297,317 | 2007 | 2007 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SNGL FAM – 100% - 1995 Heated Area: 2085 HX Base Yr 1995




39469 KOLARS FERRY RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/15/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 282,922 |
| TOTAL MARKET OB/XF VALUE | | 9,203 |
| TOTAL LAND VALUE - MARKET | | 174,590 |
| TOTAL MARKET VALUE | | 325,283 |
| SOH/AGL Deduction | | 164,027 |
| ASSESSED VALUE | | 161,256 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 106,256 |
| TOTAL JUST VALUE | | 466,715 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 528,647 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M12795 | MECH OTHER | 0 | 03/01/2007 |
| E18708 | ELEC OTHER | 1,000 | 01/01/2007 |
| P11825 | OTHER | 0 | 12/01/2006 |
| C18873 | CO ISSUED | 0 | 11/01/2006 |
| B18873 | NEW CONSTR | 195,000 | 11/01/2006 |
| R09921 | REPAIR/RRF | 2,500 | 11/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0718/0155 | 11/14/1994 | WD | U | V | 09 | 31,000 |
| GRANTOR: DUNN LAURA K | | | | | | |
| GRANTEE: THOMPSON SAMMIE & K | | | | | | |
| 0597/1086 | 5/23/1990 | QC | U | V | 01 | 100 |
| GRANTOR: DUNN STEPHEN C | | | | | | |
| GRANTEE: DUNN LAURA K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W19 UOP=[YR=2012] N14 W15 S10 D3 R3 S1 E12$ W12 N1 L3 U3 W25 S35 FGR=[YR=2007] S21 E22 N9 FOP=[YR=2007] E37 N8 W37 S8$ N12 W22 $ E22 S4 E37 N35$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 900.00 | SF | 5.20 | 5.20 | 100 | 1999 | 1999 | 3 | 77 | 3,604 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 422.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 88 | 2,414 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2007 | 2007 | 3 | 91 | 3,185 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,203

| 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 | 005000 | C | RURAL HOME | 100 | 0005 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |
| 2 | 005600 | A | TIMBER 3 SI | 0 | | OR | 0.00 | 0.00 | 7.61 | AC | | 1.00 | 1.00 | 1.00 | 415.00 | 415.00 | 3,158 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 7.61 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 144,590 | | | | | | | |

REVIEW DATE 10/18/2023 BY WWA Total Acres: 8.61 Total Land Value: 33,158 Market: 144,590 Agricultural: 3,158 Common: 30,000 PRINTED 08/06/2024 BY SYS

PT OF NE1/4 OF NW1/4 OF SEC 9-4N
PT OF SE1/4 OF SW1/4 OF SEC 40-4
IN OR 718/155

THOMPSON SAMMIE L & KAY A
39469 KOLARS FERRY ROAD
HILLIARD, FL 32046

**2024**

**09-4N-24-0000-0002-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

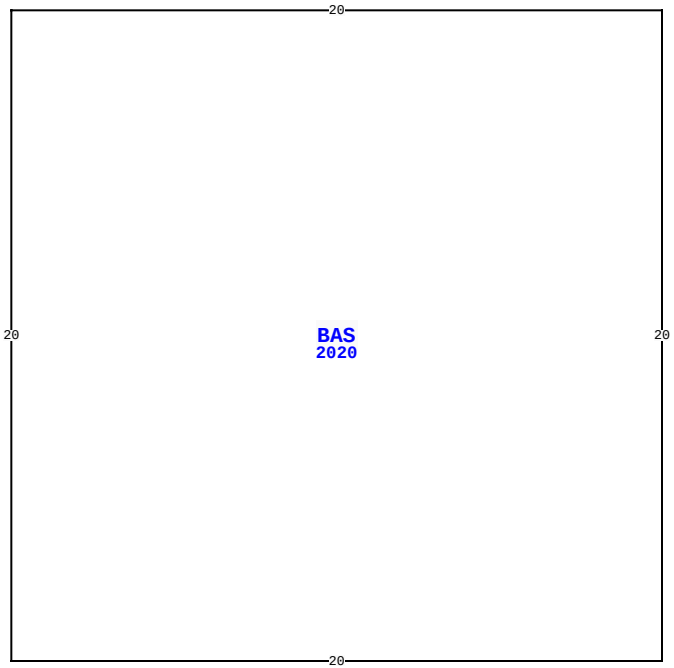
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 400 | 100 | 400 | 7,904 |
| TOTALS | 400 | | 400 | 7,904 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 400 | 58.1900 | 20.37 | 8,148 | 2020 | 2020 | 0 | 0 | 0 | 3.00 | 97.00 |

2 GARAGE RES – 100% - 1995 Heated Area: 400 HX Base Yr 1995




39469 KOLARS FERRY RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/15/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 282,922 |
| TOTAL MARKET OB/XF VALUE | | 9,203 |
| TOTAL LAND VALUE - MARKET | | 174,590 |
| TOTAL MARKET VALUE | | 325,283 |
| SOH/AGL Deduction | | 164,027 |
| ASSESSED VALUE | | 161,256 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 106,256 |
| TOTAL JUST VALUE | | 466,715 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 528,647 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B951570 | XFOB | 6,528 | 01/01/1995 |
| MHU94724 | MH MOVE-ON | 0 | 12/01/1994 |
| 6950 | TEMP POLE | 0 | 09/14/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0718/0155 | 11/14/1994 | WD | U | V | 09 | 31,000 |
| GRANTOR: DUNN LAURA K | | | | | | |
| GRANTEE: THOMPSON SAMMIE & K | | | | | | |
| 0597/1086 | 5/23/1990 | QC | U | V | 01 | 100 |
| GRANTOR: DUNN STEPHEN C | | | | | | |
| GRANTEE: DUNN LAURA K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W20 S20 E20 N20$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 10/18/2023 BY WWA Total Acres: 8.61 Total Land Value: 33,158 Market: 144,590 Agricultural: 3,158 Common: 30,000 PRINTED 08/06/2024 BY SYS