NE1/4 OF NW1/4 OF SEC 9
PARCELS 2-3 & 2-17
SE1/4 OF SW1/4 OF SEC 40

JORDAN AMANDA A/JORDAN THEODORE C
39107 HIERS WAY
HILLIARD, FL 32046

2024

09-4N-24-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

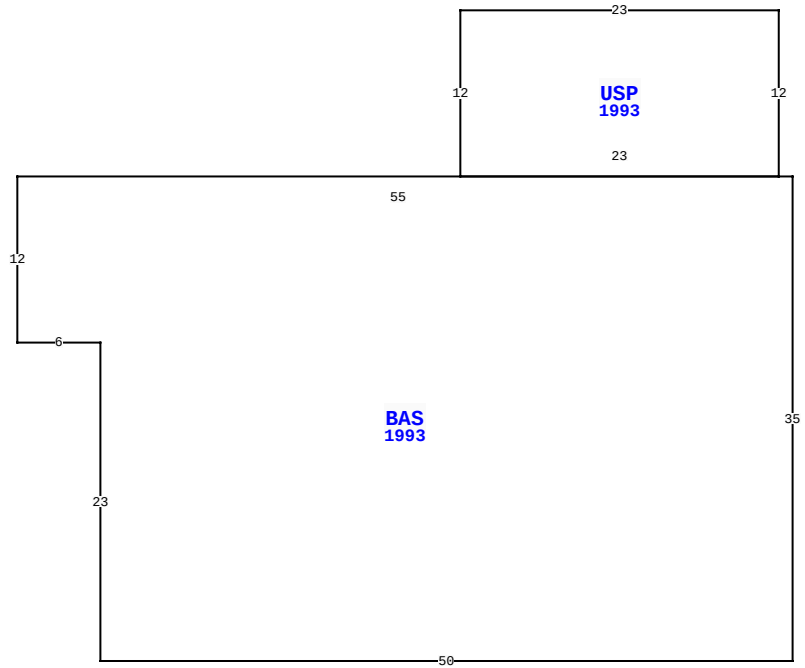
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,822	100	1,822	36,578
USP	276	50	138	2,771
TOTALS	2,098		1,960	39,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,960	95.6000	66.92	131,163	1981	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2018 Heated Area: 1822 HX Base Yr 2018



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

39107 HIERS WAY, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		158,786
TOTAL MARKET OB/XF VALUE		6,051
TOTAL LAND VALUE - MARKET		168,800
TOTAL MARKET VALUE		333,637
SOH/AGL Deduction		172,623
ASSESSED VALUE		161,014
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,014
TOTAL JUST VALUE		333,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5310	CO ISSUED	0	11/15/2010
P14500	NEW CONSTR	0	10/01/2010
6689	NEW CONSTR	39,555	08/28/1990
7993	MH MOVE-ON	6,000	12/04/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2008/0966	9/11/2015	WD	U	I	37	86,200
GRANTOR: HIERS TONY C & TAMMY						
GRANTEE: JORDAN THEODORE C &						
1894/0046	12/17/2013	QC	U	I	11	100
GRANTOR: HIERS TONY CHIP & TAM						
GRANTEE: HIERS TONY CHIP & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 USP=[YR=1993] N12 W23 S12 E23$ W55 S12 E6 S23 E50 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	0681	POLE SHED	0	100	0	0	1,485.00	SF	15.00	15.00	100	1970	1970	3	20	4,455	
2	0940	SHEDS/PORT	0	100	19	14	266.00	SF	30.00	30.00	100	1975	1975	3	20	1,596	

LAND DESCRIPTION

TOTAL OB/XF 6,051

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	6.50	AC		1.00	1.00	0.80	19,000.00	15,200.00	98,800							
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.50	AC		1.00	1.00	0.80	25,000.00	20,000.00	70,000							

REVIEW DATE 06/09/2021 BY TWA Total Acres: 10.00 Total Land Value: 168,800 Market: 0 Agricultural: 0 Common: 168,800 PRINTED 08/06/2024 BY SYS

NE1/4 OF NW1/4 OF SEC 9
PARCELS 2-3 & 2-17
SE1/4 OF SW1/4 OF SEC 40

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39107 HIERS WAY
HILLIARD, FL 32046

2024

09-4N-24-0000-0002-0030

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

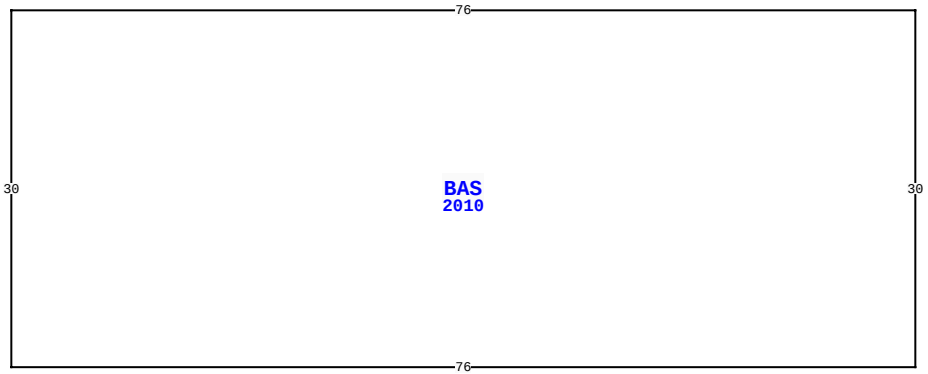
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	119,437
TOTALS	2,280		2,280	119,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	151.8400	113.88	259,646	2000	2000	0	0	0	54.00	46.00

2 M/H 94+ – 100% - 2018 Heated Area: 2280 HX Base Yr 2018



39107 HIERS WAY, HILLIARD

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1894/0046	12/17/2013	QC	U	I	11	100
GRANTOR: HIERS TONY CHIP & TAM						
GRANTEE: HIERS TONY CHIP & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W76 S30 E76 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/09/2021 BY TWA Total Acres: 10.00 Total Land Value: 168,800 Market: 0 Agricultural: 0 Common: 168,800 PRINTED 08/06/2024 BY SYS