NW1/4 OF NW1/4 IN SEC 9 &
SW1/4 OF SW1/4 IN SEC 40-4N-24
IN OR 2672/409

KINCHEN SKYLER AUSTIN & BRANDY CHEYENNE
39125 KOLARS FERRY ROAD
HILLIARD, FL 32046

2024

09-4N-24-0000-0002-0070

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	11	CLAY TILE 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	04	Quality Level 04

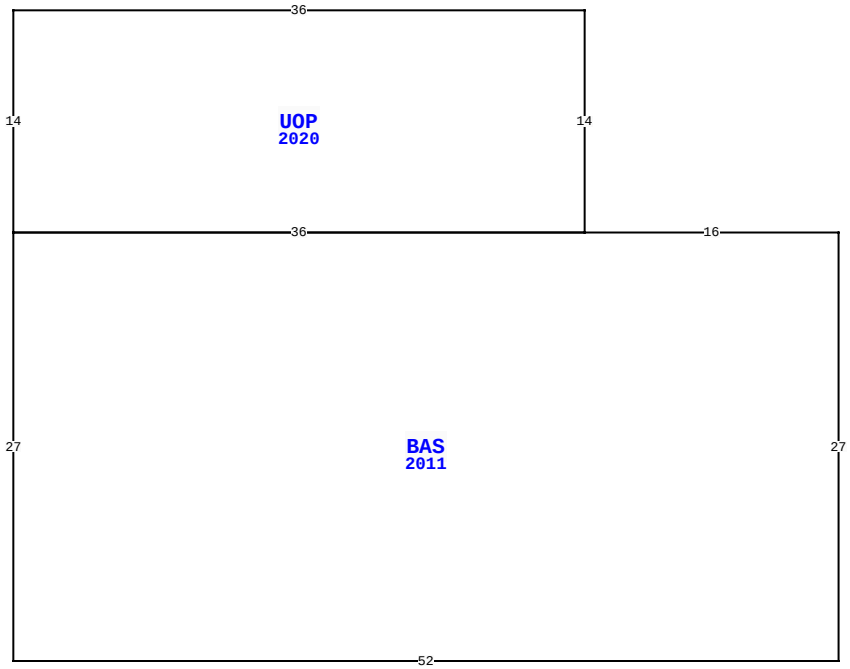
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	117,955
UOP	504	25	126	10,586
TOTALS	1,908		1,530	128,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,530	131.7800	98.84	151,225	2011	2016	0	0	0	15.00	85.00

2 M/H 94+ – 0% - 2024 Heated Area: 1404 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

39125 KOLARS FERRY RD, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	128,541
TOTAL MARKET OB/XF VALUE	902
TOTAL LAND VALUE - MARKET	58,500
TOTAL MARKET VALUE	187,943
SOH/AGL Deduction	0
ASSESSED VALUE	187,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,943
TOTAL JUST VALUE	187,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5327	CO ISSUED	0	03/09/2011
M15937	H/AC	0	02/01/2011
P14630	OTHER	0	02/01/2011
MH003036	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/409	9/29/2023	WD	Q	I	01	241,000
GRANTOR: KINAS MICHAEL						
GRANTEE: KINCHEN SKYLER AUST						
2243/1566	11/14/2018	WD	U	I	12	125,000
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: KINAS MICHAEL & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W16 UOP=[YR=2020] N14 W36 S14 E36$ W36 S27 E52 N27$.

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	0820	WOOD WALK	0	0	0	0	192.00	SF	11.75	11.75	100	2012	2012	3	40	902	

LAND DESCRIPTION

TOTAL OB/XF 902

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	0	0005	OR	0.00	0.00	1.95	AC		1.00	1.00	1.00	30,000.00	30,000.00	58,500							

REVIEW DATE 06/09/2021 BY TWA Total Acres: 1.95 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 08/06/2024 BY SYS