PT ZACH HADDOCK GRANT
SEC 48-4N-25E IN OR 1982/725

ATWATER KATHI LOUISE
394710 KOLARS FERRY RD
HILLIARD, FL 32046

2024

48-4N-25-0000-0001-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

KOLARS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	34,720
TOTAL MARKET VALUE	34,720
SOH/AGL Deduction	18,877
ASSESSED VALUE	15,843
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,843
TOTAL JUST VALUE	34,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1982/0725	5/28/2015	QC	U	V	11	100
GRANTOR: TURNER JACK LAWTON						
GRANTEE: ATWATER KATHI LOUIS						
1958/0038	1/16/2015	QC	U	V	11	100
GRANTOR: GREENE EDWARD J JR						
GRANTEE: TURNER JACK L & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000132	C	SFR RIVER	0		OR	0.00	0.00	2.48	AC		1.00	1.00	0.40	35,000.00	14,000.00	34,720							

REVIEW DATE 02/08/2024 **BY** KBA Total Acres: 2.48 Total Land Value: 34,720 Market: 0 Agricultural: 0 Common: 34,720 **PRINTED** 08/06/2024 **BY** SYS