

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

2025

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



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2011	1,404	125,810
UOP	504	25	2020	126	11,290
TOTALS	1,908			1,530	137,100

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0820	WOOD WALK	0	0	0	0	192.00	SF	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	OR	0.00	0.00	1.95

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0800	02	1,530	131.7800	112.01	171,375	2011	2016	0	0
2 M/H 94+ - 0% - 2024 Heated Area: 1404 HX Base Yr									
UOP 2020 BAS 2011									
39125 KOLARS FERRY RD, HILLIARD									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	OR	0.00	0.00	1.95

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					137,100				
TOTAL MARKET OB/XF VALUE					902				
TOTAL LAND VALUE - MARKET					87,750				
TOTAL MARKET VALUE					225,752				
SOH/AGL Deduction					19,015				
ASSESSED VALUE					206,737				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					206,737				
TOTAL JUST VALUE					225,752				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					187,943				

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