PT OF NE1/4 OF NE1/4 SEC 9 &
PT OF SE1/4 OF SW1/4 SEC 40
IN OR 2658/1951

HAHN NADINE ADELE
39205 KOLARS FERRY ROAD
HILLIARD, FL 32046

2025

09-4N-24-0000-0002-0110

BUILDING CHARACTERISTICS

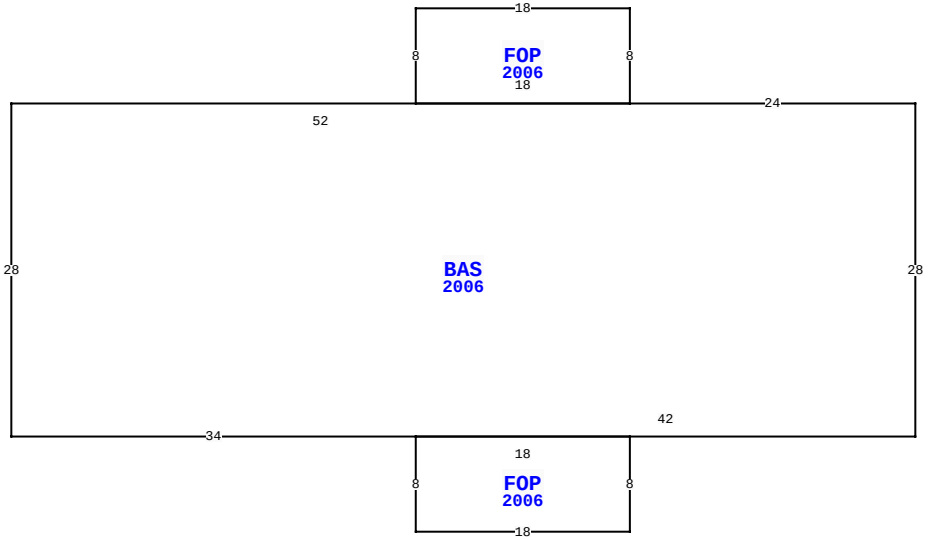
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	2,128	100	2006	2,128	251,256
FOP	144	30	2006	43	5,077
FOP	144	30	2006	43	5,077
TOTALS	2,416			2,214	261,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,214	97.7550	129.04	285,695	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2024 Heated Area: 2128 HX Base Yr 2024



39205 KOLARS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	261,411
TOTAL MARKET OB/XF VALUE	18,097
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	373,108
SOH/AGL Deduction	17,392
ASSESSED VALUE	355,716
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	304,994
TOTAL JUST VALUE	373,108
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18070	ELEC OTHER	3,500	09/01/2006
M11971	MECH OTHER	0	08/01/2006
C18177	CO ISSUED	159,456	07/01/2006
B18177	NEW CONSTR	159,456	07/01/2006
P11346	OTHER	0	07/01/2006
R09515	REPAIR/RRF	3,800	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/358	8/18/2023	FJ	U	I	11	0
GRANTOR: WILLIAMS JASON ALLEN						
GRANTEE: WILLIAMS PENNY ELIZ						
2661/1693	8/02/2023	TD	U	I	11	100
GRANTOR: WILLIAMS CHILDREN TRU						
GRANTEE: HAHN NADINE ADELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W24 FOP=[YR=2006] N8 W18 S8 E18$ W52 S28 E34
FOP=[YR=2006] S8 E18 N8 W18$ E42 N28$.

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	1242	WD DECK A	0	100	12	12	144.00	SF	5.00	5.00	100	2003	2003	3	20	144	
2	0855	CONC PAVER	0	100	0	0	260.00	SF	10.00	10.00	100	2008	2008	3	88	2,288	
3	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	100	2008	2008	3	72	1,521	
4	0812	CONCRETE C	0	100	0	0	1,400.00	SF	4.00	4.00	100	2008	2008	3	88	4,928	
5	0681	POLE SHED	0	100	40	24	960.00	SF	15.00	15.00	100	2012	2012	3	64	9,216	

LAND DESCRIPTION

TOTAL OB/XF 18,097

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	000100	C	RES	100	0005	OR	0.00	0.00	3.12	AC		1.00	1.00	1.00	30,000.00	30,000.00	93,600							

REVIEW DATE 03/13/2024 BY WWA Total Acres: 3.12 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 07/30/2025 BY SYS