PT OF NE1/4 OF NE1/4
IN OR 855/1164
1999 HOME DW/MH

BICKFORD KENNETH M & SHARI E
39343 KOLARS FERRY ROAD
HILLIARD, FL 32046

2025

09-4N-24-0000-0002-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 09

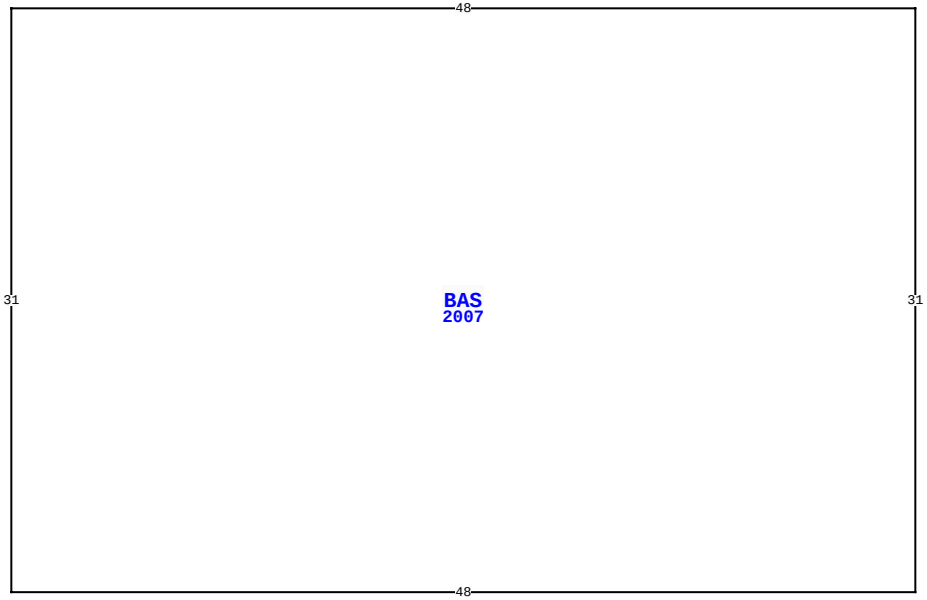
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2007	1,488	90,143
TOTALS	1,488			1,488	90,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,488	137.0600	116.50	173,352	1999	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2008 Heated Area: 1488 HX Base Yr 2008



39343 KOLARS FERRY RD, HILLIARD

BLD DATE	02/27/2008 JH	LGL DATE	
XF DATE	02/27/2008 JH	LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		90,143
TOTAL MARKET OB/XF VALUE		1,922
TOTAL LAND VALUE - MARKET		52,710
TOTAL MARKET VALUE		144,775
SOH/AGL Deduction		74,397
ASSESSED VALUE		70,378
TOTAL EXEMPTION VALUE	HX HB	45,378
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		144,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992626	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0884/0212	5/21/1999	QC	Q	V	06	100
GRANTOR: BRANTLEY CATHERINE D						
GRANTEE: BRICKFORD SHARI E &						
0855/1164	11/13/1998	WD	Q	V		19,500
GRANTOR: BRANTLEY LEWIS B						
GRANTEE: BICKFORD KENNETH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W48S31E48N31$.

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	20	16	320.00	SF	7.70	7.70	100	2018	2018	3	78	1,922	

LAND DESCRIPTION

TOTAL OB/XF 1,922

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	2.51	AC		1.00	1.00	0.60	35,000.00	21,000.00	52,710							

REVIEW DATE 10/23/2019 BY TWA Total Acres: 2.51 Total Land Value: 52,710 Market: 0 Agricultural: 0 Common: 52,710 PRINTED 07/30/2025 BY SYS