PT OF NE1/4 OF NE1/4
IN OR 2584/1790

MCCONNELL ASHLEY & JOSEPH
39313 KOLARS FERRY ROAD
HILLIARD, FL 32046

2025

09-4N-24-0000-0002-0140

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

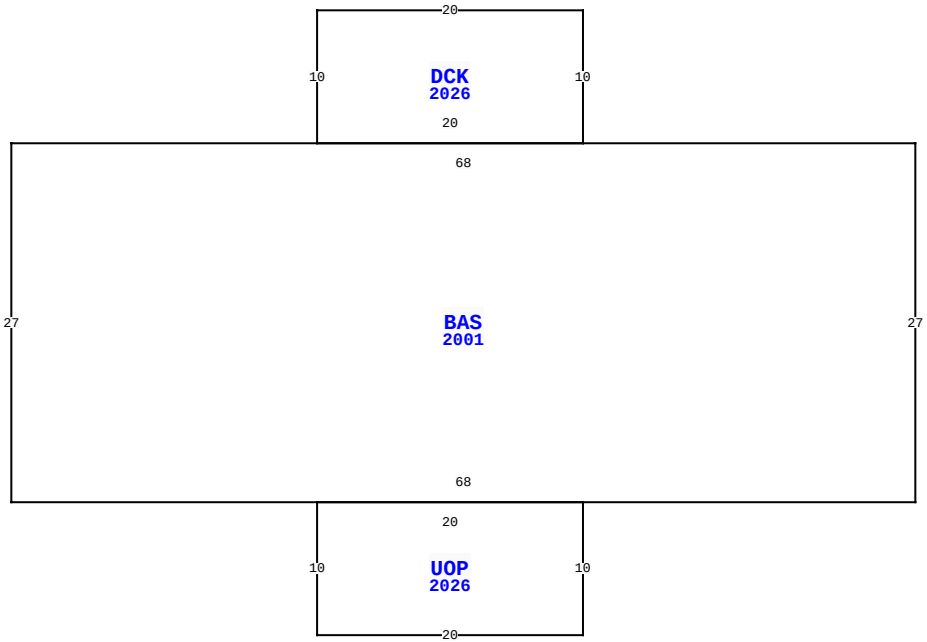
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2001	1,836	159,183
DCK	200	15	2026	30	2,601
UOP	200	25	2026	50	4,335
TOTALS	2,236			1,916	166,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,916	159.3800	135.47	259,561	2001	2010	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2023 Heated Area: 1836 HX Base Yr 2023



39313 KOLARS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		166,119
TOTAL MARKET OB/XF VALUE		1,634
TOTAL LAND VALUE - MARKET		69,440
TOTAL MARKET VALUE		237,193
SOH/AGL Deduction		25,153
ASSESSED VALUE		212,040
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,318
TOTAL JUST VALUE		237,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003330	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/1790	8/12/2022	WD	Q	I	01	257,200
GRANTOR: REINER HOWARD & CHERI						
GRANTEE: MCCONNELL ASHLEY &						
2557/1296	4/21/2022	WD	Q	I	01	197,000
GRANTOR: EADY WILLIAM JR & LIS						
GRANTEE: REINER HOWARD & CHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W68 S27 E68 N27 $
UOP=[YR=2026;ORIG=-45,27] E20 S10 W20 N10 $
DCK=[YR=2026;ORIG=-45,-10] E20 S10 W20 N10 $
.

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	0752	USP	0	100	18	10	180.00	SF	15.00	15.00	100	2000	2000	3	27	729	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	13.20	13.20	100	2000	2000	3	20	169	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	2004	2004	3	21	608	

LAND DESCRIPTION

TOTAL OB/XF 1,634

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		OR	0.00	0.00	2.48	AC		1.00	1.00	0.80	35,000.00	28,000.00	69,440							

REVIEW DATE 06/09/2021 BY TWA Total Acres: 2.48 Total Land Value: 69,440 Market: 0 Agricultural: 0 Common: 69,440 PRINTED 07/30/2025 BY SYS