PT OF NE1/4 OF NW1/4
IN OR 1333/1374
PARS 2-15 SEC 9-4N-24 &

TAYLOR JASON C
39289 KOLARS FERRY ROAD
HILLIARD, FL 32046

2025

09-4N-24-0000-0002-0150

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	08	SHT VINYL 30
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

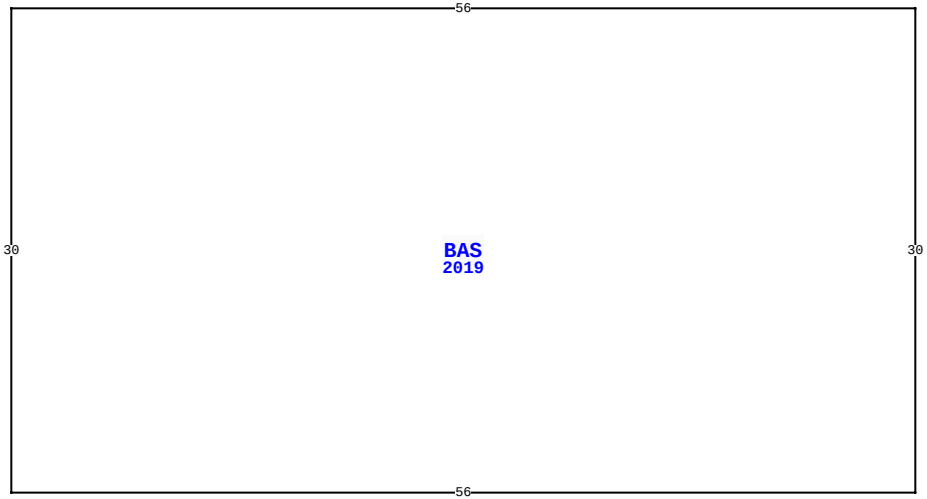
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2019	1,680	170,630
TOTALS	1,680			1,680	170,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	128.4800	109.21	183,473	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2004 Heated Area: 1680 HX Base Yr 2004



39289 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	170,630
TOTAL MARKET OB/XF VALUE	20,845
TOTAL LAND VALUE - MARKET	86,800
TOTAL MARKET VALUE	278,275
SOH/AGL Deduction	84,789
ASSESSED VALUE	193,486
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	142,764
TOTAL JUST VALUE	278,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001381	CO ISSUED	0	02/13/2019
18012467	MH MOVE-ON	0	12/26/2018
M037136	MH MOVE-ON	0	01/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/1374	7/15/2005	WD	U	I	07	100
GRANTOR: TESTONE WILL A & DANA						
GRANTEE: TAYLOR JASON C						
1132/1288	4/28/2003	WD	Q	I		30,000
GRANTOR: TESTONE WILL A & DANA						
GRANTEE: TAYLOR JASON C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W56 S30 E56 N30$.

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	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	2000	2000	3	27	2,419	
2	0753	UEP	0	100	16	10	160.00	SF	22.00	22.00	100	2017	2017	3	81	2,851	
3	0351	CARPORT MT	0	100	36	26	936.00	SF	10.00	10.00	100	2020	2020	3	86	8,050	
4	0351	CARPORT MT	0	100	40	20	800.00	SF	10.00	10.00	100	2020	2020	3	86	6,880	
5	1242	WD DECK A	0	100	10	10	100.00	SF	7.50	7.50	100	2020	2020	3	86	645	

LAND DESCRIPTION

TOTAL OB/XF 20,845

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	1.00	35,000.00	35,000.00	86,800							

REVIEW DATE 06/09/2021 BY TWA Total Acres: 2.48 Total Land Value: 86,800 Market: 0 Agricultural: 0 Common: 86,800 PRINTED 07/30/2025 BY SYS