PT OF NE1/4 OF NW1/4 OF SEC 9-4N
PT OF SE1/4 OF SW1/4 OF SEC 40-4
IN OR 2662/561

THOMPSON SAMMIE L & KAY A
39469 KOLARS FERRY ROAD
HILLIARD, FL 32046

2025

09-4N-24-0000-0002-0210

BUILDING CHARACTERISTICS

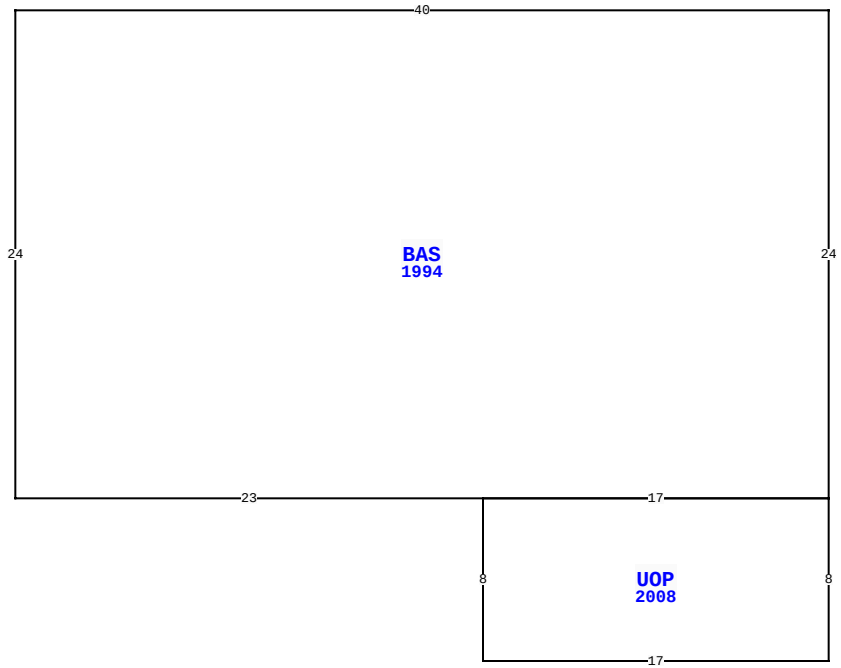
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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	960	100	1994	960	28,201
UOP	136	25	2008	34	999
TOTALS	1,096			994	29,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	994	115.2000	97.92	97,332	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 1995 Heated Area: 960 HX Base Yr



39471 KOLARS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	29,200
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	62,100
TOTAL MARKET VALUE	91,300
SOH/AGL Deduction	17,419
ASSESSED VALUE	73,881
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,881
TOTAL JUST VALUE	91,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/561	8/17/2023	QC	U	I	11	100

GRANTOR: THOMPSON SAMMIE L & K

GRANTEE: THOMPSON SAMMIE L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W40 S24 E23 E17 N24 $
UOP=[YR=2008;ORIG=-17,24] S8 E17 N8 W17 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		OR			1.38	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,100							

REVIEW DATE 09/20/2024 BY WWA Total Acres: 1.38 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 07/30/2025 BY SYS