IN OR 2132/1269
EX PARCELS 1 & 1-11
1996 FLEET DW/MH

WEIDENAAR SHERRY
371539 KINGS FERRY ROAD
HILLIARD, FL 32046

2025

37-4N-24-0000-0001-0010

BUILDING CHARACTERISTICS

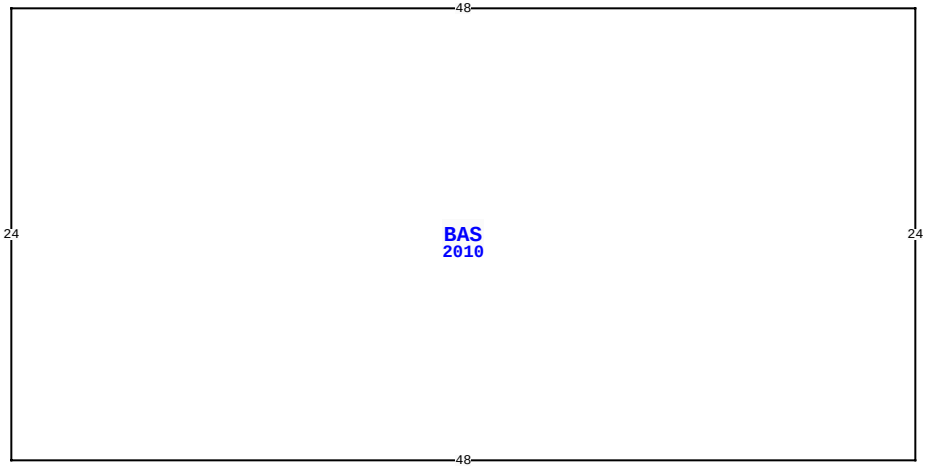
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	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	1,152	100	2010	1,152	59,854
TOTALS	1,152			1,152	59,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	132.8800	112.95	130,118	1996	2001	0	0	0	54.00	46.00

2 M/H 94+ – 100% - 2011 Heated Area: 1152 HX Base Yr 2011



371539 KINGS FERRY RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		59,854
TOTAL MARKET OB/XF VALUE		2,042
TOTAL LAND VALUE - MARKET		68,850
TOTAL MARKET VALUE		130,746
SOH/AGL Deduction		85,197
ASSESSED VALUE		45,549
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		15,549
TOTAL JUST VALUE		130,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002172	NEW MANUFACTURED	0	03/03/2025
MH240013792	NEW M/H D/W 32 X	0	12/13/2024
MH961586	MH MOVE-ON	0	02/01/1997
MHU95996	MH MOVE-ON	0	07/01/1995
94353	MH MOVE-ON	5,000	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2132/1269	7/11/2017	QC	U	I	11	100
GRANTOR: WEIDENAAR WILLIAM						
GRANTEE: WEIDENAAR WILLIAM &						
1678/0310	5/21/2010	QC	U	I	11	100
GRANTOR: WEIDENAAR ELKIE & CAL						
GRANTEE: WEIDENAAR WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W48 S24 E48 N24$.

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
5	0802	ASPHALT B	0	100	60	10	600.00	SF	2.40	2.40	100	2005	2005	3	54	778	
6	0752	USP	0	100	12	10	120.00	SF	15.00	15.00	100	2000	2000	3	27	486	
7	0752	USP	0	100	16	12	192.00	SF	15.00	15.00	100	2000	2000	3	27	778	

LAND DESCRIPTION

TOTAL OB/XF 2,042

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	0006	OR	0.00	0.00	1.44	AC		1.00	1.00	1.00	45,000.00	45,000.00	64,800							
2	000100	C	RES	100		OR	0.00	0.00	0.09	AC		1.00	1.00	1.00	45,000.00	45,000.00	4,050							

REVIEW DATE 03/03/2025 BY WW Total Acres: 1.53 Total Land Value: 68,850 Market: 0 Agricultural: 0 Common: 68,850 PRINTED 07/30/2025 BY SYS