

PARCELS 1-11 & 1  
IN OR 2255/775  
1989 CHAM SW/MH

WEIDENAAR JOLIEN B  
371581 KINGS FERRY RD  
HILLIARD, FL 32046

**2025**

37-4N-24-0000-0001-0110  


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	01	676	104.0000	83.20	56,243	1989	1989	0	0	70.00	30.00

1 M/H 93- - 100% - 2017 Heated Area: 676 HX Base Yr 2017

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BAS  
1993

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			16,873
TOTAL MARKET OB/XF VALUE			11,490
TOTAL LAND VALUE - MARKET			56,610
TOTAL MARKET VALUE			84,973
SOH/AGL Deduction			41,492
ASSESSED VALUE			43,481
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			18,481
TOTAL JUST VALUE			84,973
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			64,062

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	676	100	1993	676	16,873
TOTALS	676			676	16,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165744	CO ISSUED	0	07/01/2016
MH165744	MH MOVE-ON	0	06/30/2016

  

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2255/0775	2/05/2019	FJ U	I	I	11	0

GRANTOR: WEIDENAAR JON R EST  
GRANTEE: WEIDENAAR JOLIEN B

2255/0767	2/05/2019	FJ U	I	I	11	0
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GRANTOR: WEIDENAAR JON R EST  
GRANTEE: WEIDENAAR JOLIEN B

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
1	1242	WD DECK A	0 100	24	17	408.00	SF	10.00	10.00	100	2000	2000	3	20	816	
2	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	
3	0681	POLE SHED	0 100	10	6	60.00	SF	15.00	15.00	100	2000	2000	3	27	243	
4	1242	WD DECK A	0 100	16	12	192.00	SF	10.00	10.00	100	1989	1989	3	20	384	
5	0752	USP	0 100	16	12	192.00	SF	15.00	15.00	100	1996	1996	3	23	662	
6	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
7	0811	CONCRETE B	0 100	24	24	576.00	SF	5.20	5.20	100	2019	2019	3	97	2,905	

TOTALS		371581 KINGS FERRY RD, HILLIARD		BLD DATE	LGL DATE	LAND DATE	AG DATE
						05/21/2025	MLU

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W52 S13 E52 N13\$.			

LAND DESCRIPTION												TOTAL OB/XF												11,490				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.48	AC		1.00	1.00	0.85	45,000.00	38,250.00	56,610											