



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD4 Adjustme	35	. 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,722	100	2000	3,722	544,011
FDG	729	60	2001	437	63,873
FDG	480	60	2003	288	42,095
FSP	180	40	2001	72	10,523
FSP	748	40	2001	299	43,702
FST	216	55	2003	119	17,394

TOTALS	6,075			4,937	721,597
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	213.00	SF	6.50
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0300	BOAT DCK W	0	100	0	0	1,430.00	SF	40.00
4	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00
5	0093	MANL GATE	0	100	0	0	1.00	UT	1,200.00
6	0803	ASPHALT C	0	100	0	0	3,000.00	SF	2.00
7	0350	CARPORT WD	0	100	14	17	238.00	SF	13.00
8	0940	SHEDS/PORT	0	100	18	16	288.00	SF	20.10
9	0350	CARPORT WD	0	100	7	14	98.00	SF	13.00
10	0820	WOOD WALK	0	100	0	0	3,175.00	SF	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	RES RIVER	100	0005	OR	0.00	0.00	7.48

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,937	129.1290	170.45	841,512	2000	2005	0	0	0 14.25	85.75
1 SNGL FAM - 100% - 2013 Heated Area: 3722 HX Base Yr 2013											
394670 KOLARS FERRY RD, HILLIARD											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/24/2025 MLU											

TOTAL OB/XF											
42,343											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	RES RIVER	100	0005	OR	0.00	0.00	7.48	AC	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		721,597	
TOTAL MARKET OB/XF VALUE		87,546	
TOTAL LAND VALUE - MARKET		149,600	
TOTAL MARKET VALUE		958,743	
SOH/AGL Deduction		504,126	
ASSESSED VALUE		454,617	
TOTAL EXEMPTION VALUE		60,722	
BASE TAXABLE VALUE		393,895	
TOTAL JUST VALUE		958,743	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		816,539	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010069	REPAIR/RRF	42,070	06/30/2022
22002461	ADDITION	19,161	02/14/2022
19006069	XFOB	14,619	07/01/2019
B1632899	XFOB	32,364	08/01/2016
B1632496	SWIM POOL	66,655	06/01/2016
B1327820	ADDITION	36,508	10/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1822/0756	10/25/2012	WD	Q	I	02
					428,000
GRANTOR: MELLROY LAWTON R JR					
GRANTEE: CAST RAYMOND W JR &					
1638/1481	8/14/2009	QC	U	I	30
					100
GRANTOR: MELLROY LAWTON R JR &					
GRANTEE: MELLROY LAWTON R JR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W12 FSP=[YR=2001] W24 N12 W22 S12 W16 S8 E26 N2 E6 S2 E30 N8 \$ S8 W30 N2 W6 S2 W26 N8 W22 S46 E33 N1FSP=[YR=2001] E30 N6 W30 S6 \$ N6 E30 S7 E33 N46 \$ PTR= E15 FDG=[YR=2001] E27 S3 FDG=[YR=2003] E15 S32 W15 FST=[YR=2003] W27 N8 E27 S8\$ N32 \$ S24 W27 N27 \$ W15 \$.									

[illegible]