PT ZACH HADDOCK GRANT
SEC 48-4N-25E IN OR 2188/1501
(EX UTIL ESMT IN OR 1030/1364)

CONRAD CAROL ANN
394884 KOLARS FERRY RD
HILLIARD, FL 32046

2025

48-4N-25-0000-0001-0180

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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

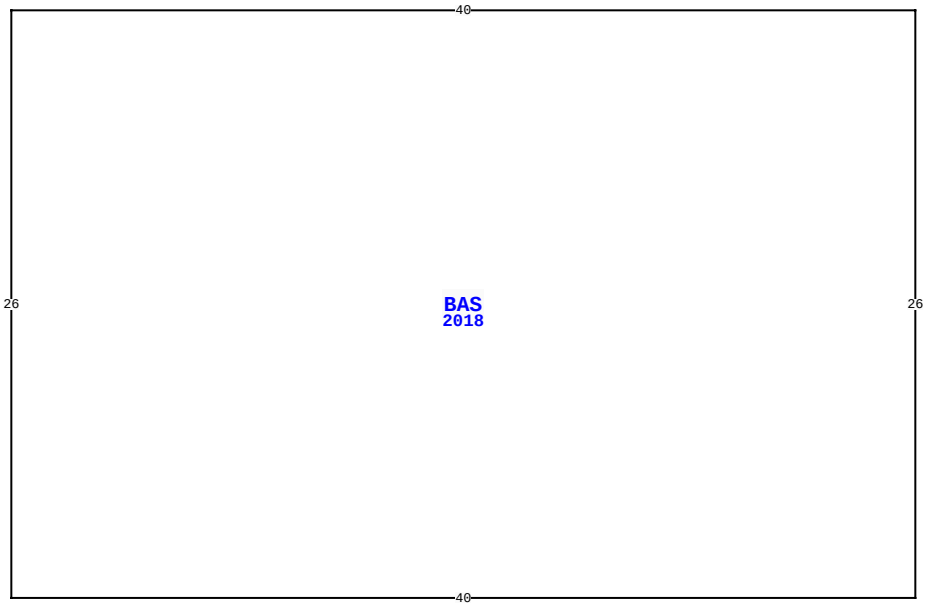
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2018	1,040	101,173
TOTALS	1,040			1,040	101,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,040	127.1600	108.09	112,414	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2023 Heated Area: 1040 HX Base Yr 2023



394884 KOLARS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
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		154,745
TOTAL MARKET OB/XF VALUE		2,636
TOTAL LAND VALUE - MARKET		166,400
TOTAL MARKET VALUE		323,781
SOH/AGL Deduction		19,757
ASSESSED VALUE		304,024
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,302
TOTAL JUST VALUE		323,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,456

CC AROUND GARAGE (10X60) + (20X20)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2210936	GARAGE	147,585	12/01/2022
19000347	CO ISSUED	0	01/14/2019
18004072	MH MOVE-ON	0	06/01/2018
E16676	ELEC OTHER	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2188/1501	4/06/2018	WD	Q	I	01	123,000
GRANTOR: MERSHON FREDERIC N &						
GRANTEE: CONRAD CAROL ANN						
1513/0090	7/17/2007	WD	Q	I		225,000
GRANTOR: GIBSON COLTON L						
GRANTEE: MERSHON FREDERIC N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S26 E40 N26$.

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	0415	BEACHWALK	0	100	382	6	2,292.00	SF	5.75	5.75	100	2003	2003	3	20	2,636	
2	0811	CONCRETE B	0	100	0	0	0.00	SF	5.20	5.20	100	2024	2023		100	0	

LAND DESCRIPTION

TOTAL OB/XF 2,636

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	000132	C	RES RIVER	100		OR	0.00	0.00	4.16	AC		1.00	1.00	2.00	20,000.00	40,000.00	166,400							

REVIEW DATE 12/28/2023 BY KW Total Acres: 4.16 Total Land Value: 166,400 Market: 0 Agricultural: 0 Common: 166,400 PRINTED 07/30/2025 BY SYS

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2025

48-4N-25-0000-0001-0180

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

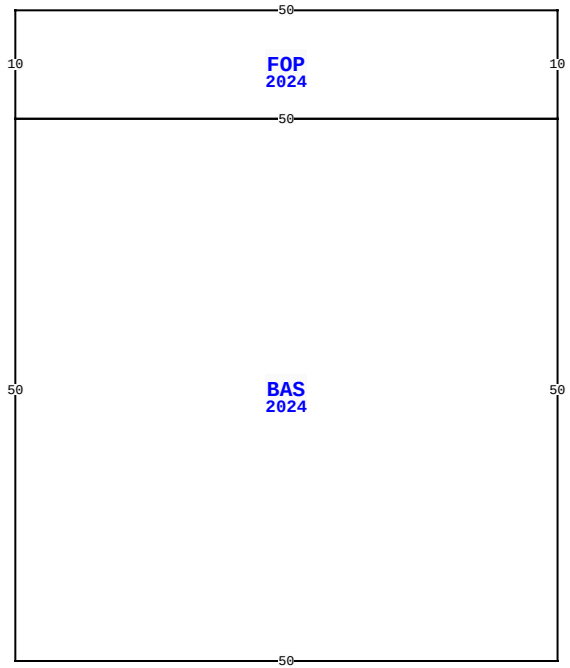
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	2024	2,500	50,540
FOP	500	30	2024	150	3,032
TOTALS	3,000			2,650	53,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,650	55.2000	20.42	54,113	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 2500 HX Base Yr 2023



394884 KOLARS FERRY RD, HILLIARD

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GRANTEE: CONRAD CAROL ANN						
1513/0090	7/17/2007	WD	Q	I		225,000
GRANTOR: GIBSON COLTON L						
GRANTEE: MERSHON FREDERIC N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,20] E50 S50 W50 N50 $
FOP=[YR=2024;ORIG=30,10] E50 S10 W50 N10 $
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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

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