

HAHN NADINE ADELE
39205 KOLARS FERRY ROAD
HILLIARD, FL 32046

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03VINYL 100

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor12HARDWOOD 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,12810020062,128262,406

FOP144302006435,303

FOP144302006435,303

TOTALS2,4162,214273,010

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

11242WD DECK A01001212144.00SF5.005.0010020032003320144

50681POLE SHED01004024960.00SF15.0015.00100201220123608,640

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000005OR0.000.003.12AC1.001.001.0028,000.0028,000.0087,360

REVIEW DATE03/13/2024BYWWA

Total Acres: 3.12Total Land Value: 87,360Market: 0Agricultural: 0Common: 87,360PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900012,21497.7550135.88300,83820062006009.2590.75

1 SNGL FAM 100% - 2024Heated Area: 2128HX Base Yr 2024

BLD DATEXF DATEINC DATE

LAND DATEAG DATE

05/12/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE273,010

TOTAL MARKET OB/XF VALUE8,784

TOTAL LAND VALUE - MARKET87,360

TOTAL MARKET VALUE369,154

SOH/AGL Deduction3,834

ASSESSED VALUE365,320

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE313,909

TOTAL JUST VALUE369,154

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE373,108

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2662/3588/18/2023FJU I 110

GRANTOR: WILLIAMS JASON ALLEN

GRANTEE: WILLIAMS PENNY ELIZ

2661/16938/02/2023TDUI 11100

GRANTOR: WILLIAMS CHILDREN TRU

GRANTEE: HAHN NADINE ADELE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W24 FOP=[YR=2006] N8 W18 S8 E18\$ W52 S28 E34
FOP=[YR=2006] S8 E18 N8 W18\$ E42 N28\$.