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

WEIDENAAR JOLIEN B
371581 KINGS FERRY RD
HILLIARD, FL 32046

2026

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

NASSAU COUNTY PROPERTY

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 Floo	14	CARPET 90
Interior Floo	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		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

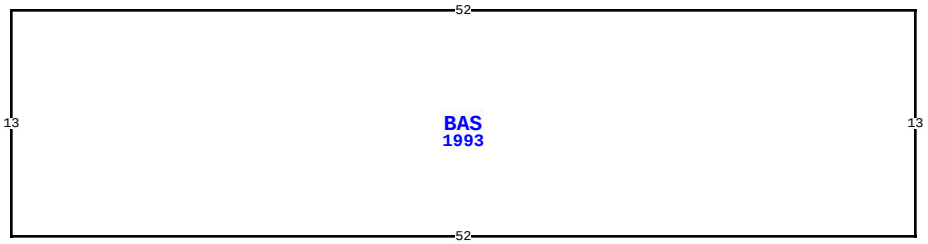
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	1993	676	17,927
TOTALS	676			676	17,927

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	88.40	59,758	1989	1989	0	0	0	70.00	30.00

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



371581 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,927
TOTAL MARKET OB/XF VALUE		8,490
TOTAL LAND VALUE - MARKET		50,320
TOTAL MARKET VALUE		76,737
SOH/AGL Deduction		32,082
ASSESSED VALUE		44,655
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,655
TOTAL JUST VALUE		76,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,973

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

BUILDING NOTES

BUILDING DIMENSIONS

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

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	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	26	234	
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	20	576	
6	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 8,490

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	1.48	AC		1.00	1.00	0.85	40,000.00	34,000.00	50,320							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.48 Total Land Value: 50,320 Market: 0 Agricultural: 0 Common: 50,320 PRINTED 07/09/2026 BY SYS