IN OR 2702/224 & OR 2702/230
ESMT IN OR 2772/517

CROSBY ASHLEY/PARSLEY TIMOTHY BRUCE JR
394780 KOLARS FERRY RD
HILLIARD, FL 32046

2026

48-4N-25-0000-0001-0040

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

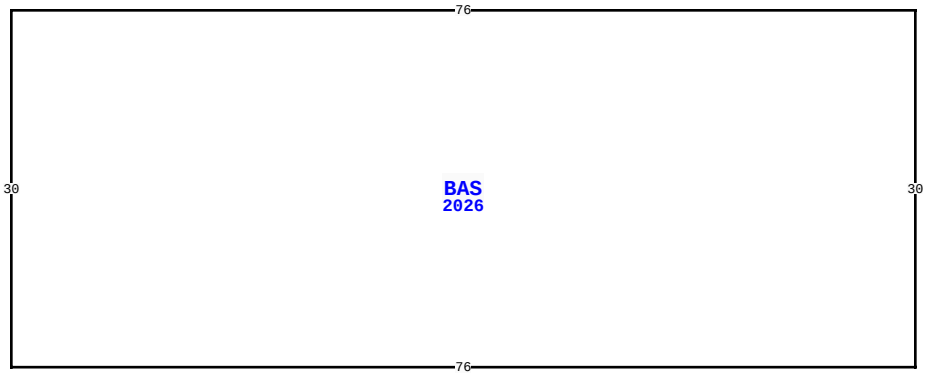
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2026	2,280	237,277
TOTALS	2,280			2,280	237,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.8000	105.12	239,674	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2026 Heated Area: 2280 HX Base Yr 2026



394780 KOLARS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,277
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,400
TOTAL MARKET VALUE		437,677
SOH/AGL Deduction		0
ASSESSED VALUE		437,677
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		386,266
TOTAL JUST VALUE		437,677
NCON VALUE		237,277
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250002308	30*76 4 /2 2025 D	0	03/05/2025
CO250006083			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/230	3/16/2024	QC	U	V	11	100
GRANTOR: OLIVER EMILY						
GRANTEE: CROSBY ASHLEY						
2702/224	3/16/2024	QC	U	V	11	100
GRANTOR: CROSBY ASHLEY						
GRANTEE: CROSBY ASHLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E76 S30 W76 N30 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0005	OR			10.02	AC		1.00	1.00	1.00	20,000.00	20,000.00	200,400							

REVIEW DATE 07/01/2025 BY TW Total Acres: 10.02 Total Land Value: 200,400 Market: 0 Agricultural: 0 Common: 200,400 PRINTED 07/09/2026 BY SYS