PT ZACH HADDOCK GRANT
SEC 48-4N-25E IN OR 2129/264

DILMUTH DONALD G/DILMUTH JOHN RICHARD SR ET AL
11314 AVERY DR
JACKSONVILLE, FL 32218

2026

48-4N-25-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

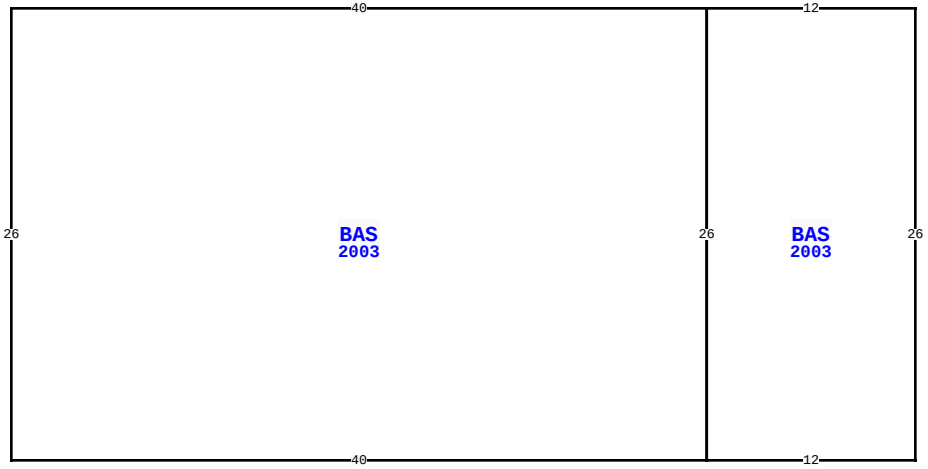
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100	2003	312	22,465
BAS	1,040	100	2003	1,040	74,883
TOTALS	1,352			1,352	97,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,352	82.3680	86.49	116,934	1987	1987	0	0	0	16.75	83.25

1 SINGLE FAM 0% - 0 Heated Area: 1352 HX Base Yr



394774 KOLARS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	97,348
TOTAL MARKET OB/XF VALUE	1,728
TOTAL LAND VALUE - MARKET	257,890
TOTAL MARKET VALUE	356,966
SOH/AGL Deduction	131,655
ASSESSED VALUE	225,311
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,311
TOTAL JUST VALUE	356,966
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP4168	N/A	17,600	01/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2129/0264	3/17/2017	PR	U	I	19	100
GRANTOR: DILMUTH DONALD G P/R						
GRANTEE: DILMUTH DONALD G ET						
0344/0406	9/01/1981	WD	Q	V		12,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W12 BAS=[YR=2003] W40 S26 E40 N26$ S26 E12 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	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	1990	1990	3	20	1,728	

LAND DESCRIPTION

TOTAL OB/XF 1,728

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	0	0005	OR	0.00	0.00	15.17	AC		1.00	1.00	1.00	17,000.00	17,000.00	257,890							

REVIEW DATE 01/01/2023 BY CD Total Acres: 15.17 Total Land Value: 257,890 Market: 0 Agricultural: 0 Common: 257,890 PRINTED 07/09/2026 BY SYS