PT ZACH HADDOCK GRANT
SEC 48-4N-25E IN OR 1982/728

ATWATER KATHI LOUISE
394710 KOLARS FERRY ROAD
HILLIARD, FL 32046

2026

48-4N-25-0000-0001-0230

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

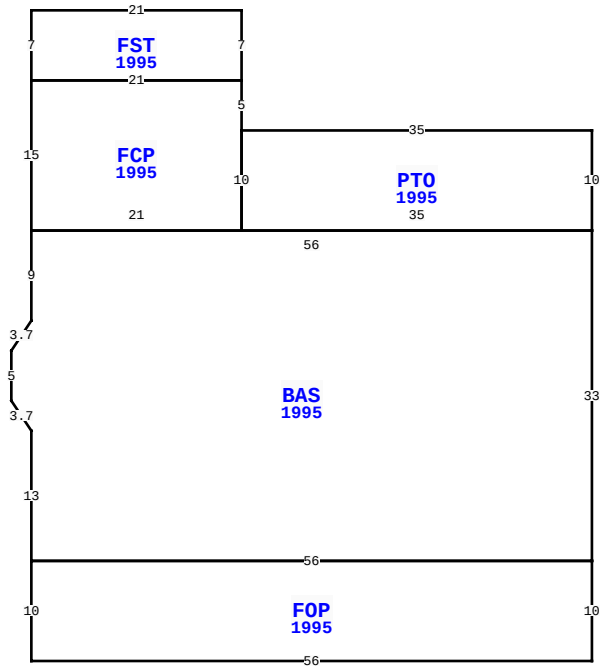
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,864	100	1995	1,864	223,769
FCP	315	25	1995	79	9,484
FOP	560	30	1995	168	20,168
FST	147	55	1995	81	9,724
PTO	350	5	1995	18	2,161
TOTALS	3,236			2,210	265,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,210	111.4407	154.90	342,329	1995	1995	0	0	0	22.50	77.50

1 SNGL FAM 100% - 2002 Heated Area: 1864 HX Base Yr 2002



394710 KOLARS FERRY RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,305
TOTAL MARKET OB/XF VALUE		1,608
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		391,913
SOH/AGL Deduction		221,613
ASSESSED VALUE		170,300
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		68,889
TOTAL JUST VALUE		391,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004973	REPAIR/RRF	6,800	06/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1982/0728	5/28/2015	QC	U	I	11	100
GRANTOR: TURNER JACK LAWTON						
GRANTEE: ATWATER KATHI LOUIS						
1026/1181	12/26/2001	WD	Q	I		165,000
GRANTOR: MURPHREE CLAUDETTE &						
GRANTEE: TURNER JACK & KATHI						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1995] W35 FCP=[YR=1995] N5 FST=[YR=1995] N7 W21 S7 E21 $ W21 S15 BAS=[YR=1995] S9 L2 D3 S5 D3 R2 S13 FOP=[YR=1995] S10 E56 N10 W56$ E56 N33 W56$ E21 N10$ S10 E35 N10$.

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	100	14	10	140.00	SF	30.00	30.00	100	1990	1990	3	20	840	
2	0681	POLE SHED	0	100	0	0	256.00	SF	15.00	15.00	100	1990	1990	3	20	768	

LAND DESCRIPTION

TOTAL OB/XF 1,608

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	0.00	0.00	5.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	125,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS