PT OF NW1/4 OF NE1/4
IN OR 2218/1202
1994 DEST/DW/MH

BENNETT JOHN & TAMMY/
4253 RIVER RD
HILLIARD, FL 32046

2023

23-2N-23-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

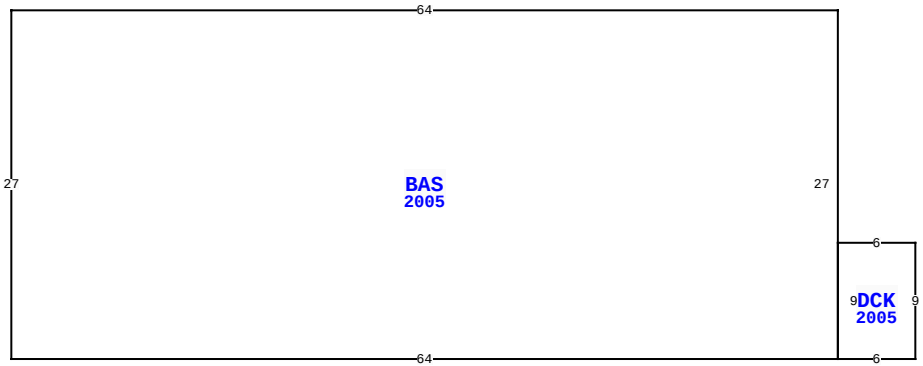
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	43,473
DCK	54	15	8	201
TOTALS	1,782		1,736	43,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,736	119.8000	83.86	145,581	1994	1994	0	0	0	70.00	30.00

2 M/H 94+ – 0% - 0 Heated Area: 1728 HX Base Yr



4382 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	43,674
TOTAL MARKET OB/XF VALUE	7,287
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	155,961
SOH/AGL Deduction	41,287
ASSESSED VALUE	114,674
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,674
TOTAL JUST VALUE	155,961
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992792	MH MOVE-ON	0	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2218/1202	8/08/2018	WD	Q	I	01	85,000
GRANTOR: TAPPE MICHAEL P & JAM						
GRANTEE: BENNETT JOHN & TAMM						
1680/0803	5/28/2010	WD	U	I	38	92,500
GRANTOR: BUSH BRENDA DEAS						
GRANTEE: TAPPE MICHAEL P & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W64 S27 E64 DCK=[YR=2005] E6 N9 W6 S9$ N27$.

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
2	0940	SHEDS/PORT	0	0	30	11	330.00	SF	19.50	19.50	100	1984	1984	3	20	1,287	
7	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 7,287

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	000102	C	SFR/MH	0	0004	OR	0.00	0.00	4.20	AC		1.00	1.00	1.00	25,000.00	25,000.00	105,000							

REVIEW DATE 08/06/2018 BY TWX Total Acres: 4.20 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS