

TRACT 5 1997 FLEE SW
IN OR 1745/312

BALDERSON PATRICIA A &/BULLARD VIRGIL R (T/I/C)
4422 RIVER RD
HILLIARD, FL 32046

2023

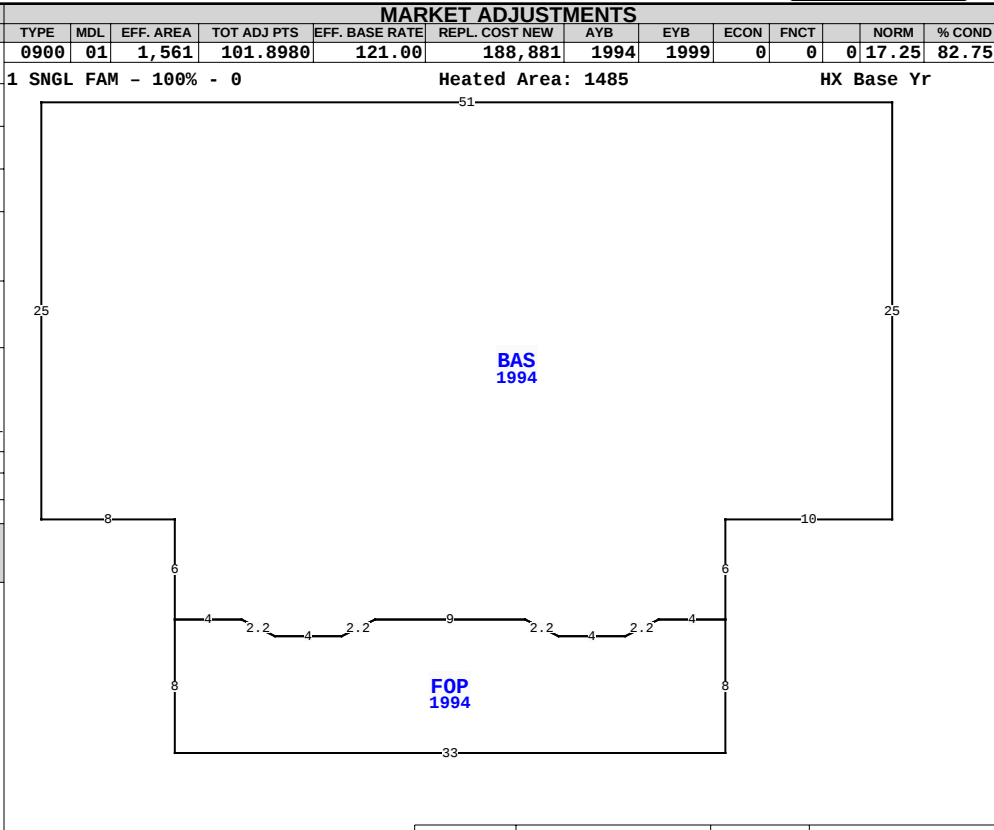
23-2N-23-0000-0002-0070



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100	1,485	148,689
FOP	252	30	76	7,610
TOTALS	1,737		1,561	156,299



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
3	0681	POLE SHED	0 100	36	10	360.00	SF	15.00	15.00	100	2000	2000	3	29	1,566	
7	0681	POLE SHED	0 100	15	9	135.00	SF	15.00	15.00	100	2000	2000	3	29	587	
8	0811	CONCRETE B	0 100	0	0	526.00	SF	5.20	5.20	100	2005	2005	3	87	2,380	
9	0530	STBL WD	0 100	36	12	432.00	SF	22.50	22.50	100	2000	2000	3	29	2,819	
10	0812	CONCRETE C	0 100	0	0	2,712.00	SF	4.00	4.00	100	2012	2012	3	94	10,197	

LAND DESCRIPTION										TOTAL OB/XF							20,244		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.59	AC		1.00	1.00	1.00	30,000.00	30,000.00			

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 6		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										156,299		
TOTAL LAND VALUE - MARKET										20,244		
TOTAL MARKET VALUE										77,700		
SOH/AGL Deduction										254,243		
ASSESSED VALUE										135,791		
TOTAL EXEMPTION VALUE										HX HB		
BASE TAXABLE VALUE										50,000		
TOTAL JUST VALUE										68,452		
NCON VALUE										254,243		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										200,996		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014784	NEW ROOF	11,137	10/26/2021
B1326743	REMODEL	0	01/01/2013
B0515250	XFOB	0	05/01/2005
MH971592	MH MOVE-ON	0	02/01/1997
B9401131	NEW CONSTR	0	10/01/1994
P94583	NEW CONSTR	2,000	06/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1745/0312	6/24/2011	WD	U	I	11	100	
GRANTOR: BALDERSON PATRICIA A							
GRANTEE: BALDERSON PATRICIA							
1189/0843	11/18/2003	WD	U	I	06	100	
GRANTOR: BALDERSON PATRICIA A							
GRANTEE: BALDERSON PATRICIA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W51 S25 E8 S6 FOP=[YR=1994] S8 E33 N8 W4 D1 L2 W4 U1 L2 W9 D1 L2 W4 U1 L2 W4\$ E4 D1 R2 E4 U1 R2 E9 D1 R2 E4 U1 R2 E4 N6 E10 N25 \$.									