

PT OF W1/2 OF NE1/4
IN OR 1990/1790
EX ESMT OR 910/791

HARRIS JEFFERY L & VICTORIA C/
4761 RIVER RD
HILLIARD, FL 32046-5509

2023

23-2N-23-0000-0005-0020



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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	05	Quality Level 05
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	1,800	100	1,800	123,619
UOP	280	25	70	4,808
TOTALS	2,080		1,870	128,426

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0	0	16	10			10.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	1.06	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,870	140.1600	98.11	183,466	2011	2011	0	0	30.00	70.00
1 M/H 94+ - 0% - 0											
Heated Area: 1800											
HX Base Yr											
BAS 2011											
UOP 2019											

4761 RIVER RD, HILLIARD											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/13/2023 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		128,426	
TOTAL MARKET OB/XF VALUE		1,440	
TOTAL LAND VALUE - MARKET		31,800	
TOTAL MARKET VALUE		161,666	
SOH/AGL Deduction		27,264	
ASSESSED VALUE		134,402	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		134,402	
TOTAL JUST VALUE		161,666	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		124,464	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5371	CO ISSUED	0	10/11/2011
E23805	NEW CONSTR	0	09/01/2011
MH5371	MH MOVE-ON	0	09/01/2011
P14980	NEW CONSTR	0	09/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1990/1790	7/09/2015	WD	U	I	11	100	
GRANTOR: HARRIS VICTORIA							
GRANTEE: HARRIS JEFFERY L &							
1757/1577	9/22/2011	WD	U	I	11	100	
GRANTOR: OWNBEY ROBERT K & ROB							
GRANTEE: HARRIS VICTORIA & J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] W60 S30 E24 UOP=[YR=2019] S10 E28 N10 W28\$ E36 N30\$.											