

E 1/2 OF NE 1/4 & PT OF W 1/2
OF NE 1/4 SEC 23-2N-23E
RECD IN OR 1954/1582

HARRIS STEVEN M JR & RACHEL J/
4737 RIVER RD
HILLIARD, FL 32046

2023

23-2N-23-0000-0006-0010



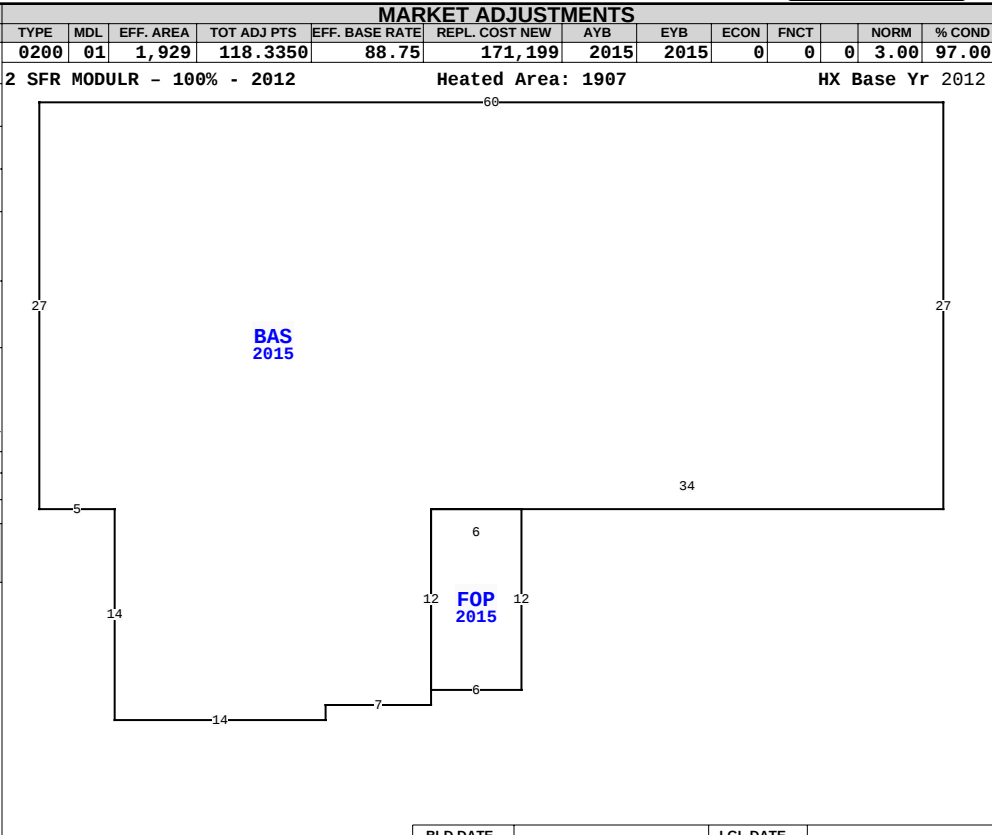
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,907	100	1,907	164,169
FOP	72	30	22	1,894
TOTALS	1,979		1,929	166,063

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
7	0811	CONCRETE B	0 100	30	26	780.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0004	OR	0.00	0.00	1.49



TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	166,063								
TOTAL MARKET OB/XF VALUE	7,451								
TOTAL LAND VALUE - MARKET	44,700								
TOTAL MARKET VALUE	218,214								
SOH/AGL Deduction	98,581								
ASSESSED VALUE	119,633								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	69,633								
TOTAL JUST VALUE	218,214								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	187,824								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530051	CO ISSUED	0	05/06/2015
B1530051	MODULAR HM	0	02/27/2015
E1528844	NEW CONSTR	0	02/27/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1954/1582	12/23/2014	QC	U	I	11	100	
GRANTOR: HARRIS STEVEN &							
GRANTEE: HARRIS STEVEN MATTH							
1728/0513	2/22/2011	WD	U	I	11	24,900	
GRANTOR: US BANK NATIONAL ASSO							
GRANTEE: HARRIS STEVEN & RAC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W60 S27 E5 S14 E14 N1 E7 N1 FOP=[YR=2015] E6 N12 W6 S12\$ N12 E34 N27\$.									