

CARTER WILLIAM T
4905 RIVER ROAD
HILLIARD, FL 32046

23-2N-23-0000-0011-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		05	AVERAGE 100		0820	02	1,104	114.8000	74.62	82,380	1981	1991		0	0	70.00	30.00	VALUATION BY		STANDARD													
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 100% - 1997													Heated Area: 1104					HX Base Yr 1997										
Roof Cover		01	MINIMUM 100		23482348 BAS 1993													BUILDING MARKET VALUE		24,714													
Interior Wall		04	PLYWOOD 100															TOTAL MARKET OB/XF VALUE		0													
Interior Floo		14	CARPET 70															TOTAL LAND VALUE - MARKET		60,600													
Interior Floo		08	SHT VINYL 30															TOTAL MARKET VALUE		85,314													
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		52,395													
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		32,919													
Bedrooms			3 100															TOTAL EXEMPTION VALUE		HX HB		25,000											
Bathrooms			2 100															BASE TAXABLE VALUE		7,919													
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		85,314													
Stories		1.	1. 100															NCON VALUE		0													
Units			0 100		INCOME VALUE																												
BUD8 Adjustme		06	DIST 1D 100		PREVIOUS YEAR MKT VALUE		64,710																										
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	1,104	100	1,104	24,714																													
															BLD DATE				LGL DATE														
															XF DATE				LAND DATE														
															INC DATE				AG DATE														
TOTALS					1,104		1,104	24,714											06/13/2023		MLU												
EXTRA FEATURES					4905 RIVER RD, HILLIARD																												
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																	
LAND DESCRIPTION																	TOTAL OB/XF 0																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0004	OR	0.00	0.00	2.02	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,600																