LOT 3 IN OR 2030/398
2015 MERT DW/MH
RANDY ACRES PB 5/242

BENNETT BRANDI N/BENNETT TAMMY A ET AL
4283 RIVER RD
HILLIARD, FL 32046

2023

23-2N-23-1803-0003-0000

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	0	0 100
Units		0 100
Quality	05	Quality Level 05

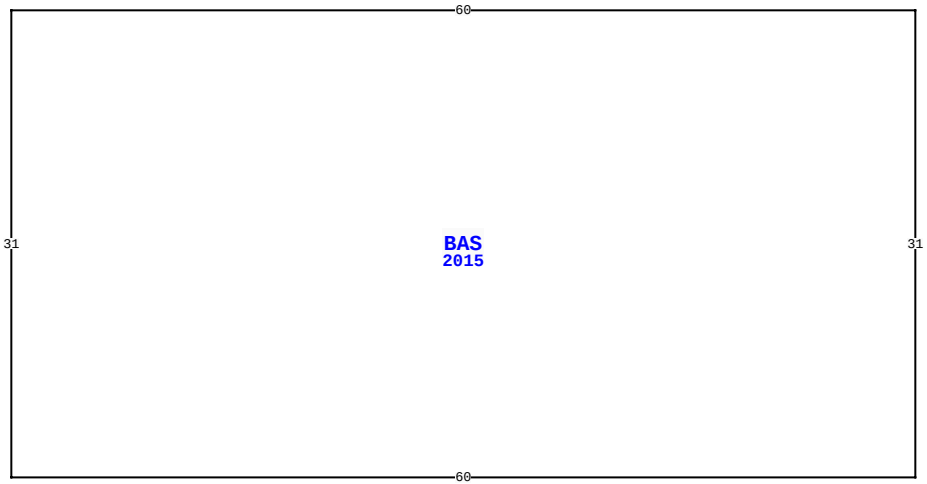
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	159,096
TOTALS	1,860		1,860	159,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	143.7600	100.63	187,172	2015	2015	0	0	0	15.00	85.00

2 M/H 94+ – 100% - 2016 Heated Area: 1860 HX Base Yr 2016



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		159,096
TOTAL MARKET OB/XF VALUE		3,395
TOTAL LAND VALUE - MARKET		39,000
TOTAL MARKET VALUE		201,491
SOH/AGL Deduction		75,067
ASSESSED VALUE		126,424
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,424
TOTAL JUST VALUE		201,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155654	CO ISSUED	0	07/30/2015
MH155654	MH MOVE-ON	0	06/30/2015
B018363	HOUSEMVING	8,500	06/01/2001
B018239	FOUNDATION	20,000	05/01/2001
8414	MH MOVE-ON	9,000	01/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2030/0398	12/01/2015	QC	U	I	11	100
GRANTOR: BENNETT JOHN A & TAMM						
GRANTEE: BENNETT JOHN A & TA						
2016/1011	12/01/2015	QC	U	I	11	100
GRANTOR: BENNETT JOHN A & TAMM						
GRANTEE: BENNETT JOHN A & TA						

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

4283 RIVER RD, HILLIARD

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W60 S31 E60 N31$.

LAND DESCRIPTION

TOTAL OB/XF 3,395

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	100	0004	OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,000							

REVIEW DATE 04/01/2020 BY TWA Total Acres: 1.30 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 08/02/2023 BY SYS