

LOT 10
IN OR 2226/227
RANDY ACRES PB 5/242

MATHIS TERRI R & SHELBY E JR/
4475 RIVER RD
HILLIARD, FL 32046

2023

23-2N-23-1803-0010-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																							
Exterior Wall	20	FACE BRICK 100								0900	01	2,241	104.4288	124.01	277,906	2005	2010		0	0	0	9.00	91.00	VALUATION BY																					
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2019										Heated Area: 2065										HX Base Yr 2019								STANDARD							
Roof Cover	12	MODULAR MT 100																										Tax Group: 6								Tax Dist:									
Interior Wall	05	DRYWALL 100																										BUILDING MARKET VALUE								252,894									
Interior Floo	11	CLAY TILE 80																										TOTAL MARKET OB/XF VALUE								9,139									
Interior Floo	14	CARPET 20																										TOTAL LAND VALUE - MARKET								47,850									
Air Condition	03	CENTRAL 100																										TOTAL MARKET VALUE								309,883									
Heating Type	04	AIR DUCTED 100																										SOH/AGL Deduction								87,698									
Bedrooms		4 100																										ASSESSED VALUE								222,185									
Bathrooms		2 100																										TOTAL EXEMPTION VALUE								HX HB 50,000									
Frame	02	WOOD FRAME 100																										BASE TAXABLE VALUE								172,185									
Stories	1.	1. 100																										TOTAL JUST VALUE								309,883									
Units		0 100																										NCON VALUE								0									
Occupancy	00	NONE 100																										INCOME VALUE																	
																						PREVIOUS YEAR MKT VALUE								262,355															