

LOT 1 ROWE ACRES PBK 5/276
F/K/A LOT 1 RANDY ACRES
PBK 5/242 & F/K/A PAR 2-8

BENNETT TAMMY & JOHN/
4253 RIVER ROAD
HILLIARD, FL 32046

2023

23-2N-23-1850-0001-0000



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	PAGE 1 of 2 6															
Exterior Wall	30	VINYL 100	0800	02	2,853	85.9600	60.17	171,665	2003	2003	0	0	0	46.00	54.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2004													Heated Area: 2356														
Roof Cover	12	MODULAR MT 100														HX Base Yr 2004														
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		4 100																												
Bathrooms		3 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units		0 100																												
Quality			02	Quality Level 02																										
DOR CODE			5000IMPROVED AG																											
MAP NUM			MKT AREA													09														
NEIGHBORHOOD/LOC			9003.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,356	100	2,356	76,551																										
DCK	432	15	65	2,112																										
UOP	144	25	36	1,170																										
UOP	1,584	25	396	12,867																										
TOTALS			4,516	2,853	92,699																									
EXTRA FEATURES			4253 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													
1	0510	GARAGE WD-	0	100	0	0	792.00	SF	17.50	17.50	100	1995	1995	3	24	3,326														
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080														
4	0510	GARAGE WD-	0	100	36	30	1,080.00	SF	35.00	35.00	100	2005	2005	3	44	16,632														
5	0351	CARPORT MT	0	100	36	13	468.00	SF	10.00	10.00	100	2005	2005	3	27	1,264														
6	0532	STBL WD FL	0	100	48	42	2,016.00	SF	50.00	50.00	100	2005	2005	3	44	44,352														
7	0351	CARPORT MT	0	100	36	19	684.00	SF	10.00	10.00	100	2011	2011	3	55	3,762														
8	0681	POLE SHED	0	100	20	14	280.00	SF	11.25	11.25	100	2011	2011	3	68	2,142														
9	0812	CONCRETE C	0	100	30	14	420.00	SF	4.00	4.00	100	2011	2011	3	93	1,562														
10	0350	CARPORT WD	0	100	34	22	748.00	SF	13.00	13.00	100	2016	2016	3	78	7,585														
LAND DESCRIPTION			TOTAL OB/XF													83,705														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	18.25	AC		1.00	1.00	1.00	14,000.00	14,000.00	255,500													
2	006000	A	PAST1/HAY	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	440.00	440.00	8,360													
3	009910	M	MKT.VAL.AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	266,000													
REVIEW DATE 08/29/2019 BY TWA Total Acres: 37.25 Total Land Value: 263,860 Market: 266,000 Agricultural: 8,360 Common: 255,500 PRINTED 08/02/2023 BY SYS																														

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