



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	340	100	340	31,375
BAS	1,066	100	1,066	98,370
BAS	432	100	432	39,864
FOP	119	30	36	3,322
TOTALS	1,957		1,874	172,931

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
3	0811	CONCRETE B	0	0	0	0	920.00	SF	5.20	5.20	
4	0681	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	3.40	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,874	95.2560	119.07	223,137	1986	1993	0	0	22.50	77.50
1 SNGL FAM - 0% - 0											
Heated Area: 1838											
HX Base Yr											
4836 RIVER RD, HILLIARD											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		172,931	
TOTAL MARKET OB/XF VALUE		7,296	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		265,227	
SOH/AGL Deduction		72,454	
ASSESSED VALUE		192,773	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		192,773	
TOTAL JUST VALUE		265,227	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,366	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016683	SHINGLES	13,370	12/02/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2381/1191	8/04/2020	WD	U	I	11
GRANTOR: REID CHARLES C JR & D					SALE PRICE
GRANTEE: HAILEY JONATHAN THO					100
1342/0015	8/16/2005	WD	Q	I	
GRANTOR: HYSE ARBEN					180,000
GRANTEE: REID CHARLES C JR &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W18 BAS=[YR=1993] W2 BAS=[YR=1993] N20 W17 S20 E17 \$ W39 S26 E12 FOP=[YR=1993] S7 E17 N7 W17 \$ E29 N26 \$ S24 E18 N24 \$.											