

PT OF NW1/4 OF NE1/4
IN OR 2218/1202
1994 DEST/DW/MH

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

2024

23-2N-23-0000-0002-0020



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	1.	1. 100
Units		0 100

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	1,728	100	1,728	46,578
DCK	54	15	8	216
TOTALS	1,782		1,736	46,794

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EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0940	SHEDS/PORT	0	0	30	11
2	0936	SEPTC TANK	0	0	0	0
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000102	C	SFR/MH	0	000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,736	119.8000	89.85	155,980	1994	1994	0	0	0	70.00	30.00
2 M/H 94+ - 0% - 0												
Heated Area: 1728											HX Base Yr	
27 64 27 64 6 9 6 6 9 BAS 2005 DCK 2005												
BLD DATE												

4382 RIVER RD, HILLIARD

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		46,794	
TOTAL MARKET OB/XF VALUE		7,287	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		159,081	
SOH/AGL Deduction		32,948	
ASSESSED VALUE		126,141	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		126,141	
TOTAL JUST VALUE		159,081	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		155,961	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992792	MH MOVE-ON	0	01/07/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2218/1202	8/08/2018	WD	Q	I	01	85,000	
GRANTOR: TAPPE MICHAEL P & JAM							
GRANTEE: BENNETT JOHN & TAMM							
1680/0803	5/28/2010	WD	U	I	38	92,500	
GRANTOR: BUSH BRENDA DEAS							
GRANTEE: TAPPE MICHAEL P & J							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2005] W64 S27 E64 DCK=[YR=2005] E6 N9 W6 S9\$ N27\$.												