PT OF NW1/4 OF NE1/4 NE OF RD
TRACT 4
IN OR 1840/468

HILL CARL J
4450 RIVER RD
HILLIARD, FL 32046

2024

23-2N-23-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

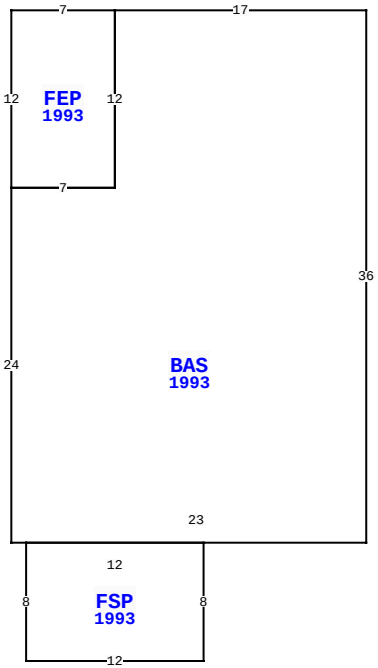
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	780	100	780	50,198
FEP	84	80	67	4,312
FSP	96	40	38	2,445
TOTALS	960		885	56,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	885	101.9520	96.85	85,712	1965	1965	0	0	0	33.55	66.45

1 SINGLE FAM – 0% - 0 Heated Area: 780 HX Base Yr



4450 RIVER RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		161,687
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		62,160
TOTAL MARKET VALUE		226,682
SOH/AGL Deduction		86,217
ASSESSED VALUE		140,465
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,465
TOTAL JUST VALUE		226,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982326	MH MOVE-ON	0	08/01/1998
B97	GARAGE	9,792	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1840/0468	4/26/2012	QC	U	I	11	100
GRANTOR: HILL CARL J & PATSY J						
GRANTEE: HILL CARL J						
0574/0041	7/07/1989	WD	Q	I		47,900
GRANTOR: HENDERSON JOSEPH & P						
GRANTEE: HILL CARL & PATSY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FEP=[YR=1993] W7 S12 E7 N12 $ S12 W7 S24 E1
FSP=[YR=1993] S8 E12 N8 W12 $ E23 N36 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.59	AC		1.00	1.00	0.80	30,000.00	24,000.00	62,160							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 2.59 Total Land Value: 62,160 Market: 0 Agricultural: 0 Common: 62,160 PRINTED 08/06/2024 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

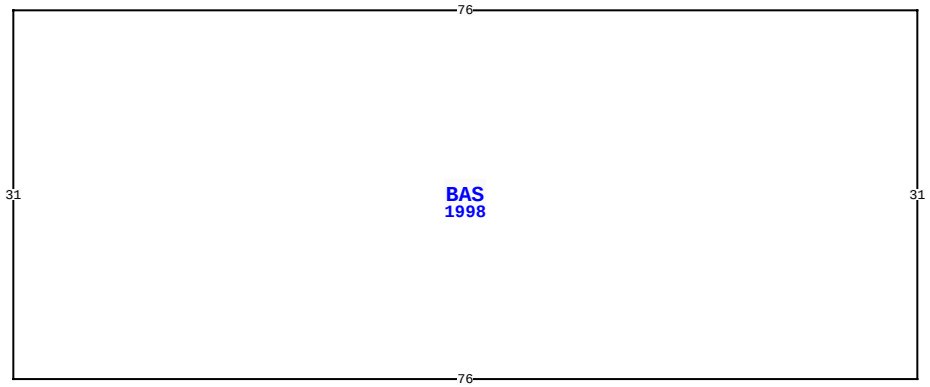
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	104,731
TOTALS	2,356		2,356	104,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	141.1200	105.84	249,359	1998	1998	0	0	0	58.00	42.00

2 M/H 94+ – 100% - 0 Heated Area: 2356 HX Base Yr



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GRANTOR: HENDERSON JOSEPH & P						
GRANTEE: HILL CARL & PATSY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S31 E76 N31$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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