



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
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		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

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Quality 04 Quality Level 04

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	1,236	100	1,236	112,324
BAS	441	100	441	40,077
FOP	12	30	4	364
FOP	35	30	10	909
FSP	550	40	220	19,993
FST	60	55	33	2,999
FUS	432	100	432	39,259
TOTALS	2,766		2,376	215,923

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320	
2	0810	CONCRETE A	0 100	0	0	196.00	SF	6.50	6.50	100	1999	1999	3	77	981	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.16	AC		1.00	1.00	1.00	25,000.00	25,000.00	104,000							

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY		
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		PAGE 1 of 1		
0100	01	2,376	115.2480	109.49	260,148	1989	1989	0	0	0 17.00	83.00		6		
1 SINGLE FAM - 100% - 2017													VALUATION SUMMARY		
Heated Area: 2109													Tax Group: 6		
													Tax Dist:		
													STANDARD		
													BUILDING MARKET VALUE		
													215,923		
													TOTAL MARKET OB/XF VALUE		
													2,301		
													TOTAL LAND VALUE - MARKET		
													104,000		
													TOTAL MARKET VALUE		
													322,224		
													SOH/AGL Deduction		
													146,574		
													ASSESSED VALUE		
													175,650		
													TOTAL EXEMPTION VALUE		
													HX HB VX		
													55,000		
													BASE TAXABLE VALUE		
													120,650		
													TOTAL JUST VALUE		
													322,224		
													NCON VALUE		
													0		
													INCOME VALUE		
													PREVIOUS YEAR MKT VALUE		
													302,897		

4522 RIVER RD, HILLIARD

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

06/16/2023 MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE				215,923		
TOTAL MARKET OB/XF VALUE				2,301		
TOTAL LAND VALUE - MARKET				104,000		
TOTAL MARKET VALUE				322,224		
SOH/AGL Deduction				146,574		
ASSESSED VALUE				175,650		
TOTAL EXEMPTION VALUE		HX HB VX		55,000		
BASE TAXABLE VALUE				120,650		
TOTAL JUST VALUE				322,224		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				302,897		

BUILDING NOTES

BUILDING DIMENSIONS									
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BAS=[YR=1993] W18 FSP=[YR=2012] N22 W25 S22 E25\$ W26
FOP=[YR=1993] W4 BAS=[YR=2012] W21 S21 E21 N8 FST=[YR=1993]
E6 N10 W6 S10\$ S3 E4 N3\$ S3 E2 S10 W6 S12 E10 S6 E14
FOP=[YR=1993] E7 N5 W7 S5\$ N5 E24 N26\$ PTR=E20 FUS=[YR=1993]
E36 S12 W36 N12\$ W20\$.