TRACT 5
IN OR 1745/312

BALDERSON PATRICIA A &/BULLARD VIRGIL R (T/I/C)
4422 RIVER RD
HILLIARD, FL 32046

2024

23-2N-23-0000-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

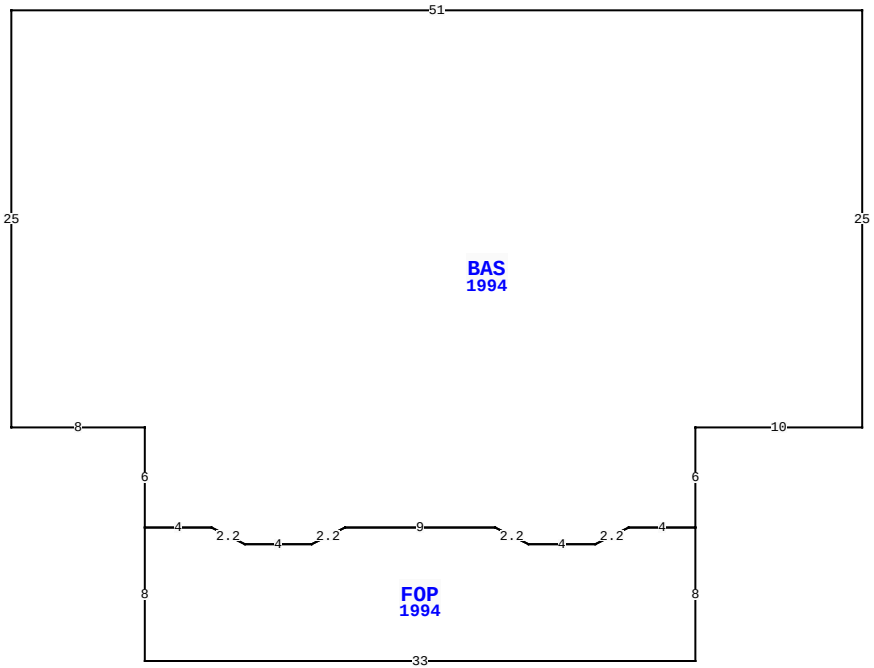
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,485	100	1,485	155,098
FOP	252	30	76	7,938
TOTALS	1,737		1,561	163,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,561	101.8980	127.37	198,825	1994	1999	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 0 Heated Area: 1485 HX Base Yr



4422 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		163,036
TOTAL MARKET OB/XF VALUE		19,902
TOTAL LAND VALUE - MARKET		77,700
TOTAL MARKET VALUE		260,638
SOH/AGL Deduction		138,632
ASSESSED VALUE		122,006
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,006
TOTAL JUST VALUE		260,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014784	NEW ROOF	11,137	10/26/2021
B1326743	REMODEL	0	01/01/2013
B0515250	XFOB	0	05/01/2005
MH971592	MH MOVE-ON	0	02/01/1997
B9401131	NEW CONSTR	0	10/01/1994
P94583	NEW CONSTR	2,000	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1745/0312	6/24/2011	WD	U	I	11	100
GRANTOR: BALDERSON PATRICIA A						
GRANTEE: BALDERSON PATRICIA						
1189/0843	11/18/2003	WD	U	I	06	100
GRANTOR: BALDERSON PATRICIA A						
GRANTEE: BALDERSON PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W51 S25 E8 S6 FOP=[YR=1994] S8 E33 N8 W4 D1 L2 W4 U1 L2 W9 D1 L2 W4 U1 L2 W4$ E4 D1 R2 E4 U1 R2 E9 D1 R2 E4 U1 R2 E4 N6 E10 N25 $.

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	1994	1994	3	76	2,660	
2	0681	POLE SHED	0	100	36	10	360.00	SF	15.00	15.00	100	2000	2000	3	28	1,512	
3	0681	POLE SHED	0	100	15	9	135.00	SF	15.00	15.00	100	2000	2000	3	28	567	
4	0811	CONCRETE B	0	100	0	0	526.00	SF	5.20	5.20	100	2005	2005	3	86	2,352	
5	0530	STBL WD	0	100	36	12	432.00	SF	22.50	22.50	100	2000	2000	3	28	2,722	
6	0812	CONCRETE C	0	100	0	0	2,712.00	SF	4.00	4.00	100	2012	2012	3	93	10,089	

LAND DESCRIPTION

TOTAL OB/XF 19,902

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	1.00	30,000.00	30,000.00	77,700							

REVIEW DATE 03/09/2022 BY TWA Total Acres: 2.59 Total Land Value: 77,700 Market: 0 Agricultural: 0 Common: 77,700 PRINTED 08/06/2024 BY SYS