

HUMPHREYS ROBERT LEE JR & KRYSTAL
4260 RIVER RD
HILLIARD, FL 32046

2024

[illegible]

PT OF NW1/4 OF NE1/4
RP 433860
IN OR 2041/868

HUMPHREYS ROBERT LEE JR & KRYSTAL
4260 RIVER RD
HILLIARD, FL 32046

2024

23-2N-23-0000-0002-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	720	100
TOTALS	720	720

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	720	58.1900	20.37	14,666	2019	2019	0	0	4.00	96.00
2 GARAGE RES - 100% - 2020											
Heated Area: 720											
HX Base Yr 2020											
24 30 24 30											
BAS 2019											
4260 RIVER RD, HILLIARD											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/13/2023 MLU											

NASSAU COUNTY PROPERTY					PAGE 2 of 2		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				35,113			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				35,400			
TOTAL MARKET VALUE				70,513			
SOH/AGL Deduction				17,817			
ASSESSED VALUE				52,696			
TOTAL EXEMPTION VALUE				HX HB		27,696	
BASE TAXABLE VALUE				25,000			
TOTAL JUST VALUE				70,513			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				69,158			