

PT OF W1/2 OF NE1/4
IN OR 1990/1790
EX ESMT OR 910/791

HARRIS JEFFERY L & VICTORIA C/
4761 RIVER RD
HILLIARD, FL 32046-5509

2024

23-2N-23-0000-0005-0020



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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	05	Quality Level 05
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	1,800	100	1,800	128,667
UOP	280	25	70	5,003
TOTALS	2,080		1,870	133,670

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	1242	WD DECK A	0	0	16	10		10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0800	02	1,870	140.1600	105.12	196,574	2011	2011	0	0
1 M/H 94+ - 0% - 0									
Heated Area: 1800									
HX Base Yr									
BAS 2011									
UOP 2019									

4761 RIVER RD, HILLIARD									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
06/13/2023 MLU									

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				133,670			
TOTAL MARKET OB/XF VALUE				1,376			
TOTAL LAND VALUE - MARKET				31,800			
TOTAL MARKET VALUE				166,846			
SOH/AGL Deduction				19,004			
ASSESSED VALUE				147,842			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				147,842			
TOTAL JUST VALUE				166,846			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				161,666			