

E 1/2 OF NE 1/4 & PT OF W 1/2
OF NE 1/4 SEC 23-2N-23E
RECD IN OR 1954/1582

HARRIS STEVEN M JR & RACHEL J/
4737 RIVER RD
HILLIARD, FL 32046

2024

23-2N-23-0000-0006-0010



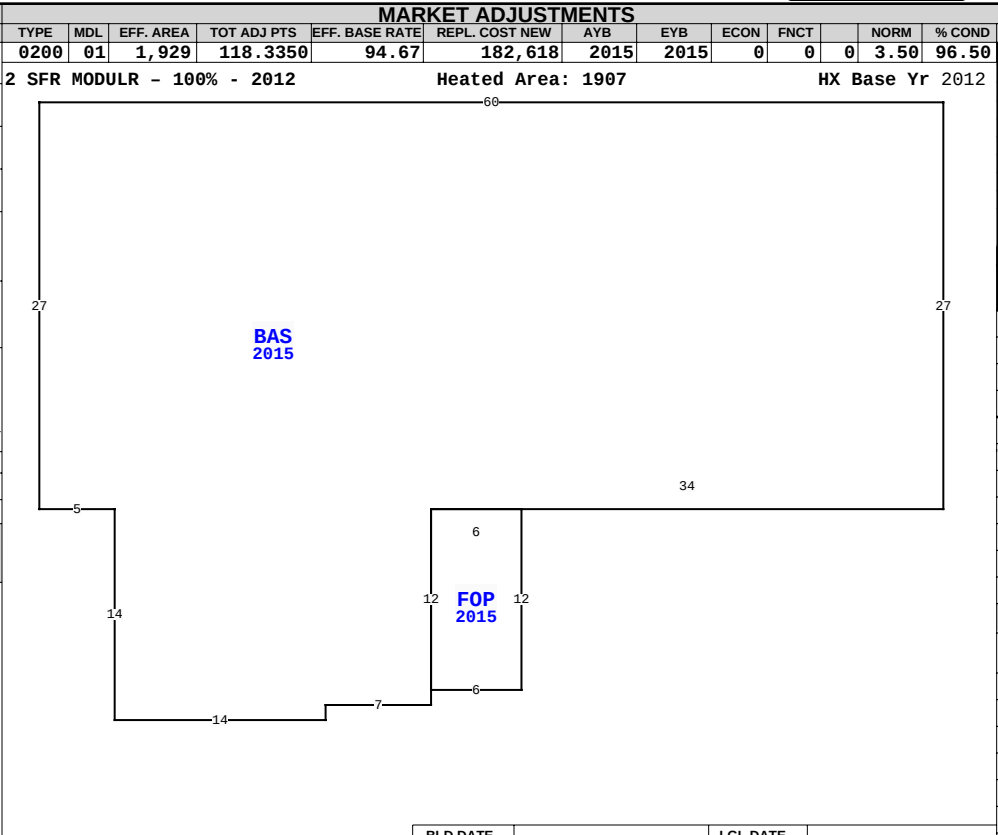
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,907	100	1,907	174,217
FOP	72	30	22	2,010
TOTALS	1,979		1,929	176,226

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2015
2	0811	CONCRETE B	0 100	30	26	780.00	SF	5.20	5.20	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0004	OR	0.00	0.00	1.49	AC	1.00



4737 RIVER RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0004	OR	0.00	0.00	1.49	AC	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										176,226	
TOTAL MARKET OB/XF VALUE										7,410	
TOTAL LAND VALUE - MARKET										44,700	
TOTAL MARKET VALUE										228,336	
SOH/AGL Deduction										105,114	
ASSESSED VALUE										123,222	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										73,222	
TOTAL JUST VALUE										228,336	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										218,214	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530051	CO ISSUED	0	05/06/2015
B1530051	MODULAR HM	0	02/27/2015
E1528844	NEW CONSTR	0	02/27/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1954/1582	12/23/2014	QC	U	I	11	100	
GRANTOR: HARRIS STEVEN &							
GRANTEE: HARRIS STEVEN MATTH							
1728/0513	2/22/2011	WD	U	I	11	24,900	
GRANTOR: US BANK NATIONAL ASSO							
GRANTEE: HARRIS STEVEN & RAC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W60 S27 E5 S14 E14 N1 E7 N1 FOP=[YR=2015] E6 N12 W6 S12\$ N12 E34 N27\$.											