IN OR 771 PG 63
PARCELS 11-1 & 11-2
R107117 & R107118

CARTER WILLIAM T
4905 RIVER ROAD
HILLIARD, FL 32046

2024

23-2N-23-0000-0011-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

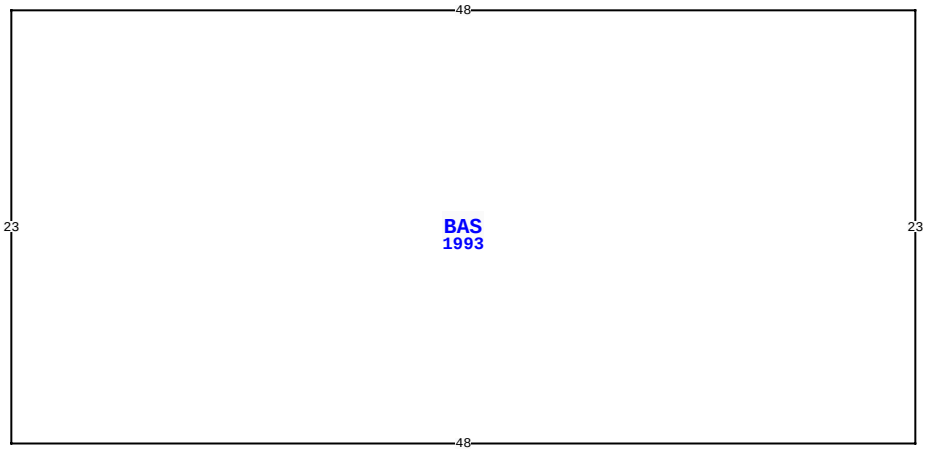
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	26,615
TOTALS	1,104		1,104	26,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,104	114.8000	80.36	88,717	1981	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 1104 HX Base Yr 1997



4905 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		26,615
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,600
TOTAL MARKET VALUE		87,215
SOH/AGL Deduction		53,308
ASSESSED VALUE		33,907
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,907
TOTAL JUST VALUE		87,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0771/0063	9/17/1996	QC	U	I	01	100
GRANTOR: CARTER LARRY T						
GRANTEE: CARTER WILLIAM T						
0761/1239	5/31/1996	QC	U	I	06	100
GRANTOR: COX MARY H CARTER						
GRANTEE: CARTER LARRY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 E48 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	100	0004	OR	0.00	0.00	2.02	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.02 Total Land Value: 60,600 Market: 0 Agricultural: 0 Common: 60,600 PRINTED 08/06/2024 BY SYS