

MYRICK CHRISTOPHER W & TINA M/
4259 RIVER ROAD
HILLIARD, FL 32046

23-2N-23-1803-0002-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall20FACE BRICK 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9003.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,7561001,756205,878

FGR5525530435,642

FOP22830687,973

TOTALS2,5362,128249,491

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199519953772,695

20812CONCRETE C0100001,734.00SF4.004.00100199619963724,994

30510GARAGE WD-01002416384.00SF26.2526.25100200220023303,024

40810CONCRETE A01001612192.00SF6.506.50100200220023821,023

LAND DESCRIPTIONTOTAL OB/XF11,736

LNUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES1000004OR0.000.004.13AC1.001.001.0025,000.0025,000.00103,250

REVIEW DATE11/08/2022BYWWTotal Acres: 4.13Total Land Value: 103,250Market: 0Agricultural: 0Common: 103,250PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0900012,128111.3280139.16296,132199520020015.7584.25

1 SNGL FAM - 100% - 2023Heated Area: 1756HX Base Yr 2023

BAS1995

FGR1995

FOP1995

BLD DATE05/17/2011JHJHLGL DATE06/16/2023MLU

XF DATE05/17/2011JHJHLAND DATEAG DATE

INC DATE

4259 RIVER RD, HILLIARD

NASSAW COUNTY PROPERTY

PAGE 1 of 16

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE249,491

TOTAL MARKET OB/XF VALUE11,736

TOTAL LAND VALUE - MARKET103,250

TOTAL MARKET VALUE364,477

SOH/AGL Deduction118,876

ASSESSED VALUE245,601

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE195,601

TOTAL JUST VALUE364,477

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE354,464

PERMIT NUMDESCRIPTIONAMTISSUED

230010674NEW SHINGLES18,00008/18/2023

22013234REMODEL008/29/2022

22011050REPAIR/RRF15,58807/20/2022

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVI / RSNCDSALE PRICE

2574/03456/15/2022WDQOI01395,000

GRANTOR: SPIRES MARY &

GRANTEE: MYRICK CHRISTOPHER

2552/05944/04/2022FJUUI19100

GRANTOR: SPIRES BRIAN E EST &

GRANTEE: SPIRES MARY

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W24 BAS=[YR=1995] W55 S31 FOP=[YR=1995] S6 E38 N6 W38\$ E38 S3 E17 N34\$ S23 E24 N23\$.