

**TILLMAN NATASHA L & JOSEPH A**  
23039 CR 121  
HILLIARD, FL 32046

**23-2N-23-1803-0004-0000**

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA09NEIGHBORHOOD/LOC9003.00AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,6201001,62042,719TOTALS1,6201,62042,719EXTRA FEATURES4319 RIVER RD, HILLIARDL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND0800021,620117.200087.90142,398199519950070.0030.00Heated Area: 1620HX Base YrBAS2005

NASSAU COUNTY PROPERTY

PAGE 1 of 16VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE42,719TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET41,700TOTAL MARKET VALUE84,419SOH/AGL Deduction0ASSESSED VALUE84,419TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE84,419TOTAL JUST VALUE84,419NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE88,217SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE2162/003412/01/2017QCUII11100GRANTOR:MEDINA JORGE BGRANTEE:TILLMAN NATASHA L &2152/089610/18/2017TXUII1123,200GRANTOR:TAX COLLECTORGRANTEE:TILLMAN NATASHA L &BUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2005] W60 S27 E60 N27 \$ .LAND DESCRIPTIONTOTAL OB/XF0LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000115CSFR ACRES00004OR0.000.001.39AC1.001.001.0030,000.0030,000.0041,700REVIEW DATE03/06/2024BYWWATotal Acres: 1.39Total Land Value: 41,700Market: 0Agricultural: 0Common: 41,700PRINTED 08/06/2024 BY SYS