LOT 10
IN OR 2226/227
RANDY ACRES PB 5/242

MATHIS TERRI R & SHELBY E JR/
4475 RIVER RD
HILLIARD, FL 32046

2024

23-2N-23-1803-0010-0000

BUILDING CHARACTERISTICS

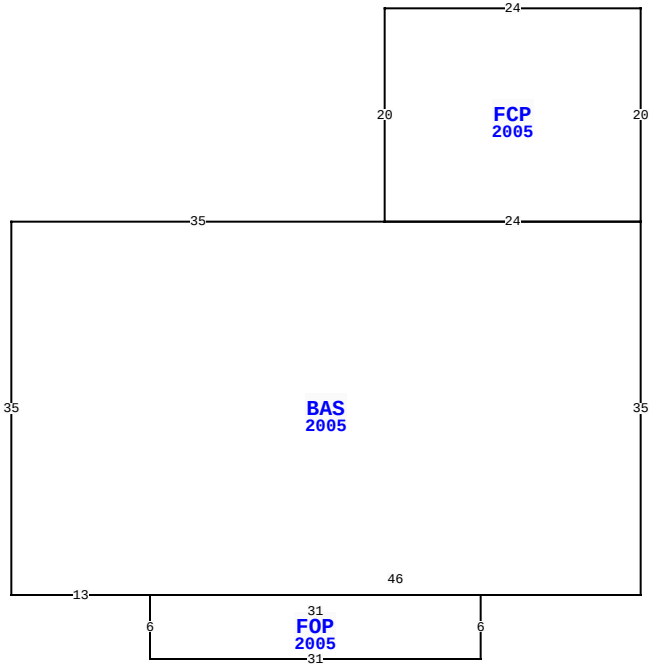
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,065	100	2,065	243,282
FCP	480	25	120	14,138
FOP	186	30	56	6,597
TOTALS	2,731		2,241	264,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,241	104.4288	130.54	292,540	2005	2010	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2019 Heated Area: 2065 HX Base Yr 2019



4475 RIVER RD, HILLIARD

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

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
1	0811	CONCRETE B	0	100	0	0	853.00	SF	5.20	5.20	100	2005	2005	3	86	3,815	
2	0510	GARAGE WD-	0	100	22	17	374.00	SF	29.75	29.75	100	2005	2005	3	40	4,451	
3	1127	BRICK 8"	0	100	12	3	36.00	SF	11.00	11.00	100	2006	2006	3	96	380	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		264,017
TOTAL MARKET OB/XF VALUE		8,646
TOTAL LAND VALUE - MARKET		47,850
TOTAL MARKET VALUE		320,513
SOH/AGL Deduction		91,662
ASSESSED VALUE		228,851
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,851
TOTAL JUST VALUE		320,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,883

TEAR OFF AND REPLACE W/ MTL ROOF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005534	26 X 50 STORAGE B	83,447	05/08/2024
230008967	NEW ROOF	17,630	07/13/2023
20006340	CARPORT	28,980	07/21/2020
20004183	REPAIR/RRF	15,540	05/15/2020
B15870	NEW CONSTR	12,342	08/01/2005
M09987	MECH OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2226/0227	9/24/2018	WD	Q	I	02	238,000
GRANTOR: CALIFF WILLIAM B IV &						
GRANTEE: MATHIS TERRI R & SH						
1675/1666	4/29/2010	WD	Q	I	01	200,000
GRANTOR: CRIBBS DARYL W & ANGE						
GRANTEE: CALIFF WILLIAMB IV						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2005] W24 S20 BAS=[YR=2005] W35 S35 E13
FOP=[YR=2005] S6 E31 N6 W31 $ E46 N35 W24 $ E24 N20 $.

LAND DESCRIPTION

TOTAL OB/XF 8,646

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.45	AC		1.00	1.00	1.10	30,000.00	33,000.00	47,850							

REVIEW DATE 11/20/2020 BY TW Total Acres: 1.45 Total Land Value: 47,850 Market: 0 Agricultural: 0 Common: 47,850 PRINTED 08/06/2024 BY SYS