PT OF E1/2 OF NE1/4
OF SEC 23-2N-23E
IN OR 2488/1738

HAYNES MARJORIE H L/E/
PO BOX 691
CALLAHAN, FL 32011-0691

**2025**

**23-2N-23-0000-0001-0020**

## BUILDING CHARACTERISTICS

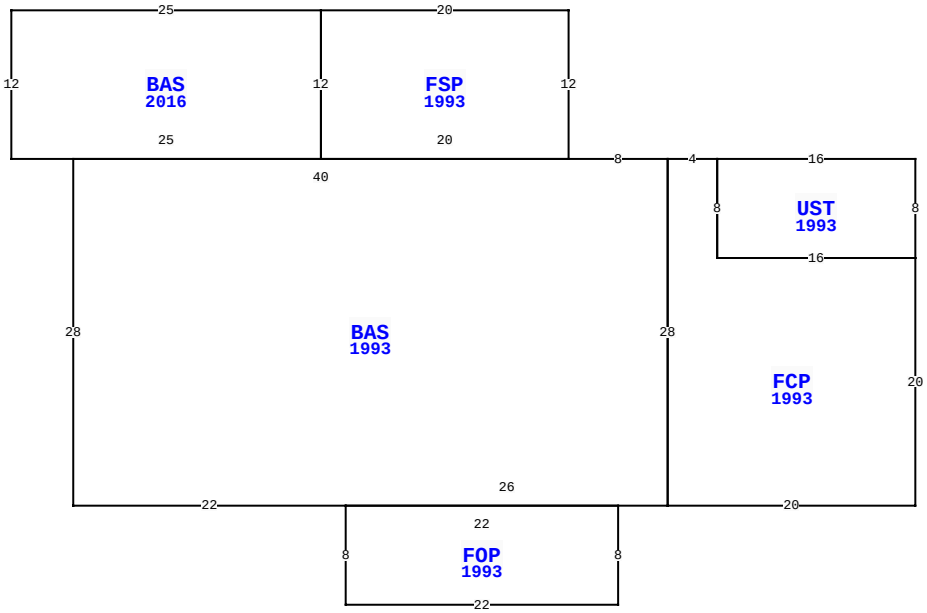
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9003.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,344 | 100 | 1993 | 1,344 | 92,267 |
| BAS | 300 | 100 | 2016 | 300 | 20,595 |
| FCP | 432 | 25 | 1993 | 108 | 7,415 |
| FOP | 176 | 30 | 1993 | 53 | 3,638 |
| FSP | 240 | 40 | 1993 | 96 | 6,591 |
| UST | 128 | 45 | 1993 | 58 | 3,982 |
| TOTALS | 2,620 | | | 1,959 | 134,487 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,959 | 101.3320 | 101.33 | 198,505 | 1974 | 1981 | 0 | 0 | 0 | 32.25 | 67.75 |

1 SINGLE FAM – 100% - 0 Heated Area: 1644 HX Base Yr




4828 RIVER RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 134,487 |
| TOTAL MARKET OB/XF VALUE | | 7,360 |
| TOTAL LAND VALUE - MARKET | | 119,925 |
| TOTAL MARKET VALUE | | 261,772 |
| SOH/AGL Deduction | | 118,055 |
| ASSESSED VALUE | | 143,717 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 87,995 |
| TOTAL JUST VALUE | | 261,772 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 253,466 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230009445 | NEW ROOF | 21,732 | 07/24/2023 |
| B1530991 | ADDITION | 33,119 | 08/31/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2488/1738 | 8/12/2021 | LE | U | I | 11 | 100 |
| GRANTOR: HAYNES MARJORIE H | | | | | | |
| GRANTEE: CHESHIRE JANET H & | | | | | | |
| 2440/0165 | 2/03/2021 | LE | U | I | 11 | 100 |
| GRANTOR: HAYNES MARJORIE H | | | | | | |
| GRANTEE: CHESHIRE JANET H & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=1993] W16 FCP=[YR=1993] W4 BAS=[YR=1993] W8 FSP=[YR=1993] N12 W20 BAS=[YR=2016] W25 S12 E25 N12$ S12 E20$ W40 S28 E22 FOP=[YR=1993] S8 E22 N8 W22$ E26 N28$ S28 E20 N20 W16 N8$ S8 E16 N8$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1974 | 1974 | 3 | 32 | 1,120 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 32 | 20 | 640.00 | SF | 35.00 | 35.00 | 100 | 1980 | 1980 | 3 | 20 | 4,480 | |
| 3 | 0680 | POLE SHED | 0 | 100 | 32 | 8 | 256.00 | SF | 10.00 | 10.00 | 100 | 1988 | 1988 | 3 | 20 | 512 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 24 | 20 | 480.00 | SF | 13.00 | 13.00 | 100 | 1992 | 1992 | 3 | 20 | 1,248 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,360

| 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 | 000100 | C | RES | 100 | 0004 | OR | 0.00 | 0.00 | 6.15 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 119,925 | | | | | | | |

REVIEW DATE 01/04/2023 BY WWX Total Acres: 6.15 Total Land Value: 119,925 Market: 0 Agricultural: 0 Common: 119,925 PRINTED 07/30/2025 BY SYS