

PT OF NE1/4
IN OR 1727/1046
PARCELS 1-5 & 2-6

ASHLEY CHRISTOPHER S & SHANNON
4548 RIVER ROAD
HILLIARD, FL 32046

2025

23-2N-23-0000-0001-0050



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1									
Exterior Wall	31	HARDIE BRD 100	0900	01	3,333	93.0672	122.85	409,459	2023	2023	0	0	0	0.00	100.00	VALUATION SUMMARY									
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2024										Heated Area: 2827										STANDARD		
Roof Cover	12	MODULAR MT 100											HX Base Yr 2012										Tax Group: 6		
Interior Wall	05	DRYWALL 100											Tax Dist:												
Interior Floor	13	LVT/LAMNT 70											BUILDING MARKET VALUE												
Interior Floor	14	CARPET 30											TOTAL MARKET OB/XF VALUE												
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET												
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE												
Bedrooms		5 100											SOH/AGL Deduction												
Bathrooms		4 100											ASSESSED VALUE												
Frame	02	WOOD FRAME 100											TOTAL EXEMPTION VALUE												
Stories	1.	1. 100											BASE TAXABLE VALUE												
Units		0 100											TOTAL JUST VALUE												
Quality			01	Quality Level 01		NCON VALUE										INCOME VALUE									
DOR CODE			0100	SINGLE FAMILY		PREVIOUS YEAR MKT VALUE										585,472									
MAP NUM				MKT AREA																					
NEIGHBORHOOD/LOC			9003.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	2,368	100	2024	2,368	290,909																				
FOP	592	30	2024	178	21,867																				
FOP	592	30	2024	178	21,867																				
FUS	459	100	2024	459	56,388																				
STR	60	10	2024	6	737																				
UCP	720	20	2024	144	17,690																				
TOTALS	4,791			3,333	409,459																				
EXTRA FEATURES						4548 RIVER RD, HILLIARD																			
L N	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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2003	2003	3	30	4,200									
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2003	2003	3	30	4,200									
3	0351	CARPORT MT	0	100	35	20	700.00	SF	10.00	10.00	100	2003	2003	3	20	1,400									
4	0812	CONCRETE C	0	100	0	0	3,220.00	SF	4.00	4.00	100	2012	2012	3	92	11,850									
5	0500	FP-PRE FAB	1	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500									
LAND DESCRIPTION						TOTAL OB/XF										25,150									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	10.64	AC		1.00	1.00	0.85	19,500.00	16,575.00	176,358								