PT OF E1/2 OF NE1/4
IN OR 2381/1191

**HAILEY JONATHAN THOMAS**
4836 RIVER RD
HILLIARD, FL 32046

**2025**

**23-2N-23-0000-0001-0070**

## BUILDING CHARACTERISTICS

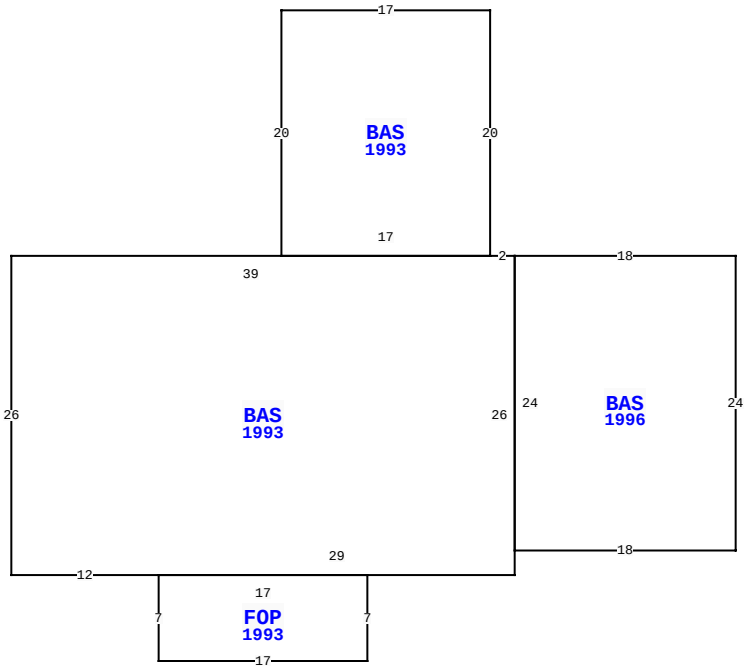
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 340 | 100 | 1993 | 340 | 32,898 |
| BAS | 1,066 | 100 | 1993 | 1,066 | 103,143 |
| BAS | 432 | 100 | 1996 | 432 | 41,799 |
| FOP | 119 | 30 | 1993 | 36 | 3,484 |
| TOTALS | 1,957 | | | 1,874 | 181,323 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,874 | 95.2560 | 125.74 | 235,637 | 1986 | 1993 | 0 | 0 | 0 | 23.05 | 76.95 |

1 SNGL FAM – 100% - 2025 Heated Area: 1838 HX Base Yr 2025




4836 RIVER RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 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 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 10 | 160.00 | SF | 30.00 | 30.00 | 100 | 1998 | 1998 | 3 | 20 | 960 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1986 | 1986 | 3 | 58 | 2,030 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 920.00 | SF | 5.20 | 5.20 | 100 | 1996 | 1996 | 3 | 70 | 3,349 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 12 | 10 | 120.00 | SF | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 40 | 720 | |

## NASSAU COUNTY PROPERTY



VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 181,323 |
| TOTAL MARKET OB/XF VALUE | | 7,059 |
| TOTAL LAND VALUE - MARKET | | 102,000 |
| TOTAL MARKET VALUE | | 290,382 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 290,382 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 239,660 |
| TOTAL JUST VALUE | | 290,382 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 265,227 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21016683 | SHINGLES | 13,370 | 12/02/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2381/1191 | 8/04/2020 | WD | U | I | 11 | 100 |
| GRANTOR: REID CHARLES C JR & D | | | | | | |
| GRANTEE: HAILEY JONATHAN THO | | | | | | |
| 1342/0015 | 8/16/2005 | WD | Q | I | | 180,000 |
| GRANTOR: HYSE ARBEN | | | | | | |
| GRANTEE: REID CHARLES C JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W18 BAS=[YR=1993] W2 BAS=[YR=1993] N20 W17 S20 E17 $ W39 S26 E12 FOP=[YR=1993] S7 E17 N7 W17 $ E29 N26 $ S24 E18 N24 $ .

## LAND DESCRIPTION

TOTAL OB/XF 7,059

| 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 | 0007 | OR | 0.00 | 0.00 | 3.40 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 102,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY WWA Total Acres: 3.40 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS