

CROSBY CLAIRE & ROY SR
4522 RIVER ROAD
HILLIARD, FL 32046

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										6																			
ELEMENT		CD		CONSTRUCTION						TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																									
Exterior Wall		12		CEDAR 100						0100		01		2,376		115.2480		115.25		273,834		1989		1989				0		0 17.50		82.50		VALUATION BY					STANDARD																				
Roof Structur		08		IRREGULAR 100						1 SINGLE FAM - 100% - 2025																				Heated Area: 2109										HX Base Yr 2025										Tax Group: 6					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																																																							