PT OF NW1/4 OF NE1/4
OR 834/1584
FLFLH70A14913SP

WILLIAMS LACY H
4318 RIVER ROAD
HILLIARD, FL 32046

2025

23-2N-23-0000-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

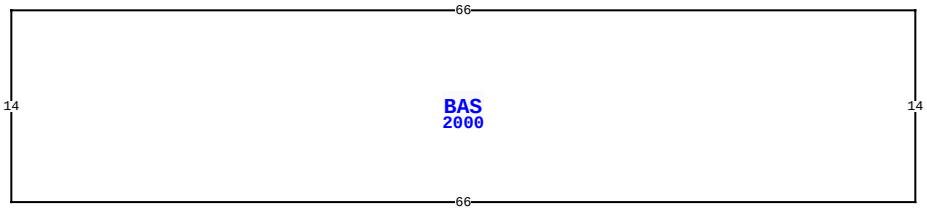
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2000	924	21,644
TOTALS	924			924	21,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	97.6000	78.08	72,146	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1995 Heated Area: 924 HX Base Yr 1995



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		21,644
TOTAL MARKET OB/XF VALUE		2,426
TOTAL LAND VALUE - MARKET		103,600
TOTAL MARKET VALUE		127,670
SOH/AGL Deduction		83,437
ASSESSED VALUE		44,233
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,233
TOTAL JUST VALUE		127,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH002980	MH MOVE-ON	0	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0834/1584	5/21/1998	QC	Q	I	06	100
GRANTOR: WILLIAMS MERRIEL M						
GRANTEE: WILLIAMS LACY H						
0704/0730	5/12/1994	WD	U	I	12	32,900
GRANTOR: HOWARD JAMES & DONNIE						
GRANTEE: WILLIAMS LACY & MER						

4318 RIVER RD, HILLIARD

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

BUILDING NOTES

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1990	1990	3	20	128	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1990	1990	3	20	128	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	

BUILDING DIMENSIONS

BAS=[YR=2000] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 2,426

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	2.96	AC		1.00	1.00	1.00	35,000.00	35,000.00	103,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.96 Total Land Value: 103,600 Market: 0 Agricultural: 0 Common: 103,600 PRINTED 07/30/2025 BY SYS