PT OF NW1/4 OF NE1/4
RP 433860
IN OR 2041/868

HUMPHREYS ROBERT LEE JR & KRYSTAL
4260 RIVER RD
HILLIARD, FL 32046

2025

23-2N-23-0000-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

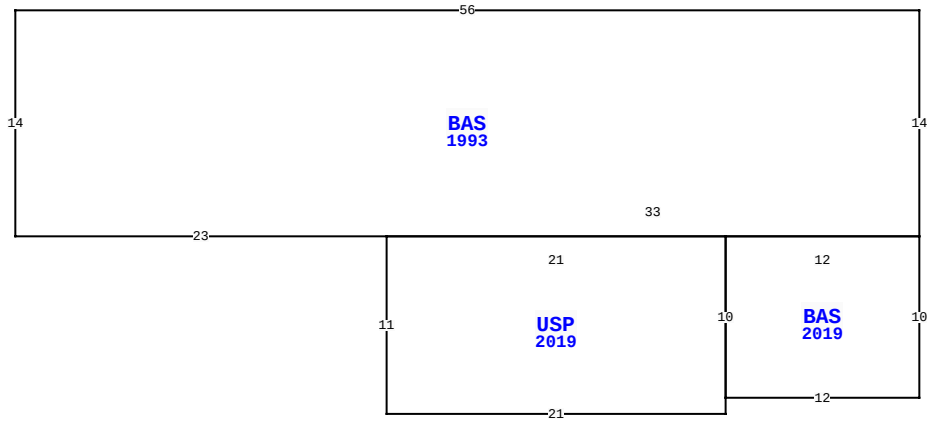
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	784	100	1993	784	18,477
BAS	120	100	2019	120	2,828
USP	231	50	2019	116	2,734
TOTALS	1,135			1,020	24,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,020	98.2000	78.56	80,131	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2020 Heated Area: 904 HX Base Yr 2020



4260 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		38,766
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		53,100
TOTAL MARKET VALUE		91,866
SOH/AGL Deduction		37,642
ASSESSED VALUE		54,224
TOTAL EXEMPTION VALUE	HX HB	29,224
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		91,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2041/0868	4/14/2016	WD	U	I	40	49,900
GRANTOR: HOWARD JAMES H & DONN						
GRANTEE: HUMPHREYS ROBERT LE						
1914/1634	4/16/2014	WD	U	I	12	40,000
GRANTOR: KENNEDY KEITH EDWARD						
GRANTEE: HOWARD JAMES H & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E23 USP=[YR=2019] S11 E21 N1
BAS=[YR=2019] E12 N10 W12 S10$ N10 W21$ E33 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.18	AC		1.00	1.00	1.00	45,000.00	45,000.00	53,100							

REVIEW DATE 10/03/2019 BY TW Total Acres: 1.18 Total Land Value: 53,100 Market: 0 Agricultural: 0 Common: 53,100 PRINTED 07/30/2025 BY SYS

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2025

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

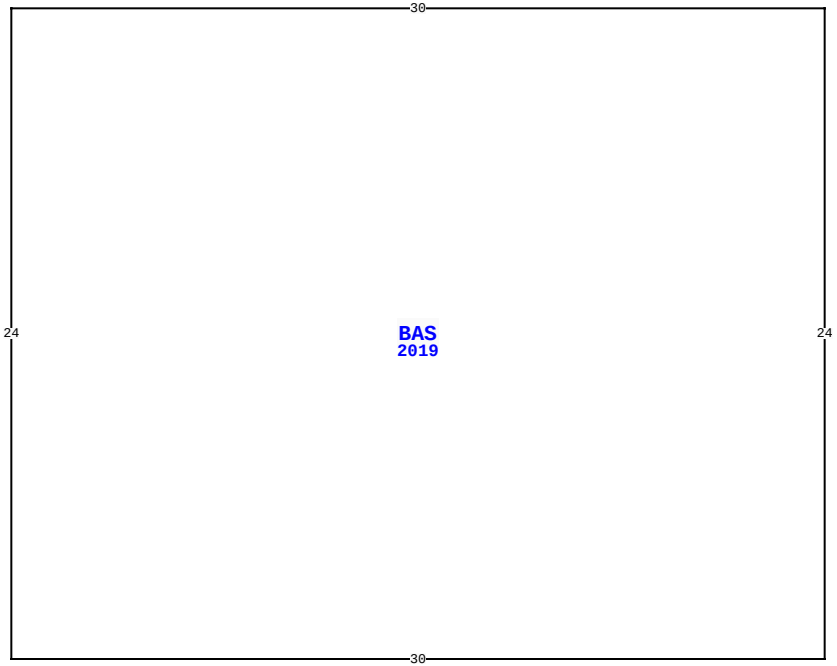
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2019	720	14,727
TOTALS	720			720	14,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	58.1900	21.53	15,502	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2020 Heated Area: 720 HX Base Yr 2020



4260 RIVER RD, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTOR: KENNEDY KEITH EDWARD						
GRANTEE: HOWARD JAMES H & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S24 E30 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/03/2019 BY TW Total Acres: 1.18 Total Land Value: 53,100 Market: 0 Agricultural: 0 Common: 53,100 PRINTED 07/30/2025 BY SYS