IN OR 858/651
ESMT PT OR 848/588

MOSLEY JAMES LESLIE & SARAH H/
4599 RIVER ROAD
HILLIARD, FL 32046

2025

23-2N-23-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

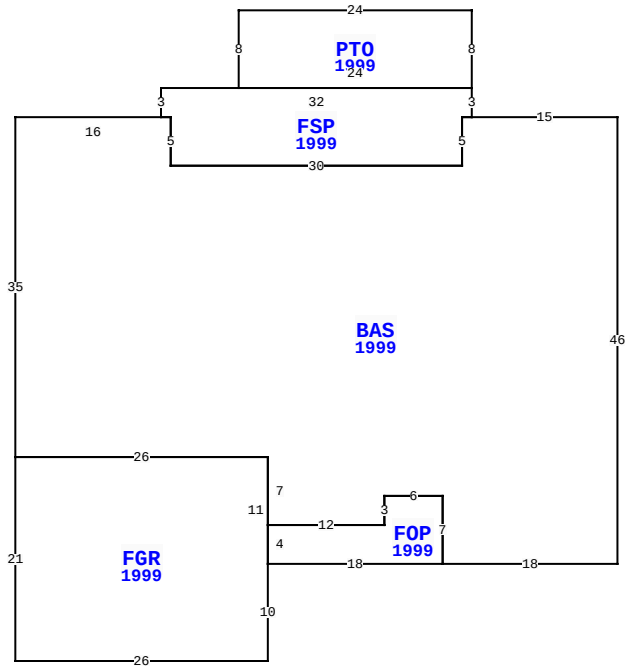
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
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	2,326	100	1999	2,326	279,248
FGR	546	55	1999	300	36,017
FOP	90	30	1999	27	3,242
FSP	246	40	1999	98	11,765
PTO	192	5	1999	10	1,201
TOTALS	3,400			2,761	331,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,761	111.9360	147.76	407,965	1999	1999	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 2000 Heated Area: 2326 HX Base Yr 2000



4599 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		331,472
TOTAL MARKET OB/XF VALUE		33,144
TOTAL LAND VALUE - MARKET		150,105
TOTAL MARKET VALUE		411,610
SOH/AGL Deduction		241,805
ASSESSED VALUE		169,805
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,083
TOTAL JUST VALUE		514,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,052

TEAR OFF REPLACE SHINGLES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009219	NEW ROOF	0	07/19/2023
E20936	ELEC OTHER	1,500	06/01/2008
B21471	34X36 AG BARN	0	05/01/2008
B21493	CARPORT	8,132	05/01/2008
B985617	NEW CONSTR	111,500	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0858/0651	12/09/1998	WD	Q	I	01	100
GRANTOR: MOSLEY JAMES LESLIE						
GRANTEE: MOSLEY JAMES & SARA						
0590/0809	2/13/1990	QC	Q	I	06	100
GRANTOR: MOSLEY AMARYLIS R						
GRANTEE: MOSLEY JAMES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W15 FSP=[YR=1999] N3 PTO=[YR=1999] N8 W24 S8 E24 $ W32 S3 E1 S5 E30 N5 E1 $ W1 S5 W30 N5 W16 S35 FGR=[YR=1999] S21 E26 N10 FOP=[YR=1999] E18 N7 W6 S3 W12 S4 $ N11 W26 $ E26 S7 E12 N3 E6 S7 E18 N46 $.

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	0510	GARAGE WD-	0	100	30	25	750.00	SF	35.00	35.00	100	1999	1999	3	26	6,825	
2	0812	CONCRETE C	0	100	0	0	4,357.00	SF	4.00	4.00	100	1999	1999	3	75	13,071	
3	0202	BARN WD 30	0	100	34	36	1,224.00	SF	15.00	15.00	100	2008	2008	3	48	8,813	
4	0510	GARAGE WD-	0	100	11	24	264.00	SF	35.00	35.00	100	2008	2008	3	48	4,435	

LAND DESCRIPTION

TOTAL OB/XF 33,144

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.39	AC		1.00	1.00	1.00	370.00	370.00	1,994							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.39	AC		1.00	1.00	1.00	19,500.00	19,500.00	105,105							

REVIEW DATE 04/01/2020 BY TWA Total Acres: 6.39 Total Land Value: 46,994 Market: 105,105 Agricultural: 1,994 Common: 45,000 PRINTED 07/30/2025 BY SYS