PT OF W/1/2 OF NE1/4
R621543
IN OR 598 PG 419

HARRIS JEFFREY LEE
4769 RIVER ROAD
HILLIARD, FL 32046

2025

23-2N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

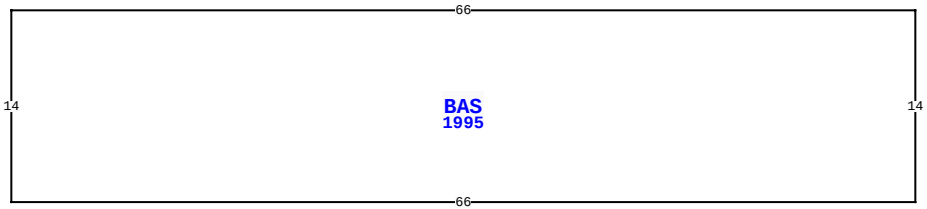
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1995	924	27,188
TOTALS	924			924	27,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	122.6000	98.08	90,626	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 924 HX Base Yr 1996



4769 RIVER RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		27,188
TOTAL MARKET OB/XF VALUE		20,534
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		117,722
SOH/AGL Deduction		59,637
ASSESSED VALUE		58,085
TOTAL EXEMPTION VALUE	HX HB	33,085
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B984768	ADDITION	16,949	03/01/1998
MHU95828	MH MOVE-ON	0	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0598/0419	5/29/1990	WD	Q	V	01	100

GRANTOR: HARRIS ROBERT & M
GRANTEE: HARRIS JEFFREY LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W66 S14 E66 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
1	0755	FSP	0	100	10	37	370.00	SF	20.00	20.00	100	1998	1998	3	20	1,480	
2	0756	FEP	0	100	10	20	200.00	SF	27.00	27.00	100	1998	1998	3	20	1,080	
3	0510	GARAGE WD-	0	100	20	40	800.00	SF	35.00	35.00	100	1998	1998	3	25	7,000	
4	0680	POLE SHED	0	100	40	14	560.00	SF	10.00	10.00	100	2001	2001	3	28	1,568	
5	0680	POLE SHED	0	100	40	17	680.00	SF	10.00	10.00	100	2001	2001	3	28	1,904	
6	0680	POLE SHED	0	100	18	16	288.00	SF	10.00	10.00	100	2001	2001	3	28	806	
7	0811	CONCRETE B	0	100	47	30	1,410.00	SF	5.20	5.20	100	2001	2001	3	79	5,792	
8	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	2001	2001	3	79	411	
9	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	2001	2001	3	79	493	

TOTAL OB/XF 20,534

LAND DESCRIPTION

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS