PT SEC 23-2N-23E
IN OR 2655/1378
BEING PARCEL 1

LAND TRUST 4831 RIVER RD/HUGH HOMES INC TRUSTEE
PO BOX 57302
JACKSONVILLE, FL 32241

2025

23-2N-23-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

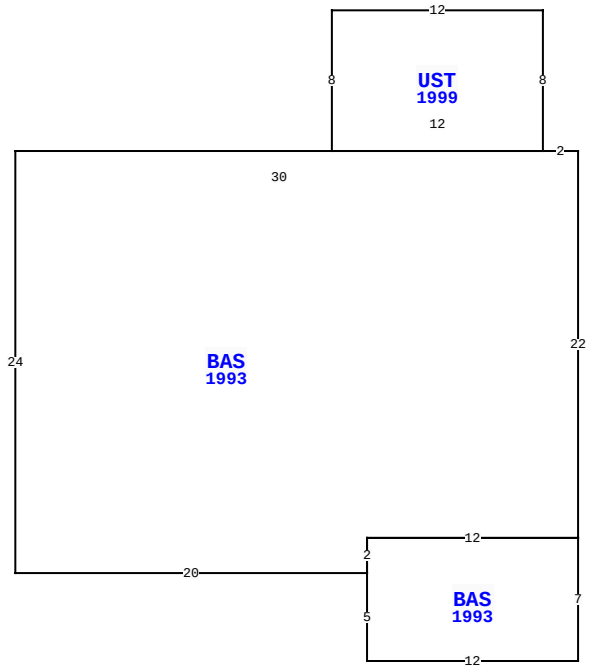
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100	1993	84	6,940
BAS	744	100	1993	744	61,469
UST	96	45	1999	43	3,553
TOTALS	924			871	71,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	871	108.0000	108.00	94,068	1958	1959	0	0	0	23.50	76.50

1 SINGLE FAM – 0% - 0 Heated Area: 828 HX Base Yr



4831 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	71,962
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,360
TOTAL MARKET VALUE	117,322
SOH/AGL Deduction	13,711
ASSESSED VALUE	103,611
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,611
TOTAL JUST VALUE	117,322
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3447	H/AC	1,400	06/28/1990
7915	MH MOVE-ON	18,000	08/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2655/1378	7/21/2023	QC	U	I	11	100
GRANTOR: LAND TRUST 4831 RIVER						
GRANTEE: LAND TRUST 4831 RIV						
2429/1832	1/29/2021	TD	U	I	37	50,000
GRANTOR: ADKINS CATHY L						
GRANTEE: LAND TRUST 4831 RIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UST=[YR=1999] N8 W12 S8 E12$ W30 S24 E20
BAS=[YR=1993] S5 E12 N7 W12 S2$ N2 E12 N22$.

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	0	0004	OR	0.00	0.00	1.44	AC		1.00	1.00	0.70	45,000.00	31,500.00	45,360							

REVIEW DATE 08/15/2023 BY WWA Total Acres: 1.44 Total Land Value: 45,360 Market: 0 Agricultural: 0 Common: 45,360 PRINTED 07/30/2025 BY SYS