

PT OF W1/2 OF NE1/4
IN OR 1990/1790
EX ESMT OR 910/791

HARRIS JEFFERY L & VICTORIA C/
4761 RIVER RD
HILLIARD, FL 32046-5509

2025

23-2N-23-0000-0005-0020



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		30	VINYL 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		14	CARPET 70		
Interior Floo		08	SHT VINYL 30		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			3 100		
Bathrooms			2 100		
Frame		02	WOOD FRAME 100		
Stories		0	0 100		
Units			0 100		
Quality		05	Quality Level 05		
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	1,800	100	2011	1,800	141,538
UOP	280	25	2019	70	5,504
TOTALS	2,080			1,870	147,043

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,870	140.1600	119.14	222,792	2011	2011	0	0	34.00	66.00
1 M/H 94+ - 0% - 0											
Heated Area: 1800											
HX Base Yr											
BAS 2011											
UOP 2019											
4761 RIVER RD, HILLIARD											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/21/2025 MLU											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6	
VALUATION SUMMARY													
VALUATION BY								STANDARD					
Tax Group: 6								Tax Dist:					
BUILDING MARKET VALUE								147,043					
TOTAL MARKET OB/XF VALUE								1,312					
TOTAL LAND VALUE - MARKET								47,700					
TOTAL MARKET VALUE								196,055					
SOH/AGL Deduction								33,429					
ASSESSED VALUE								162,626					
TOTAL EXEMPTION VALUE								0					
BASE TAXABLE VALUE								162,626					
TOTAL JUST VALUE								196,055					
NCON VALUE								0					
INCOME VALUE													
PREVIOUS YEAR MKT VALUE								166,846					