PT OF SEC 23-2N-23E
IN OR 2411/1831

EDDY VICKI
4701 RIVER RD
HILLIARD, FL 32046

2025

23-2N-23-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	04	Quality Level 04

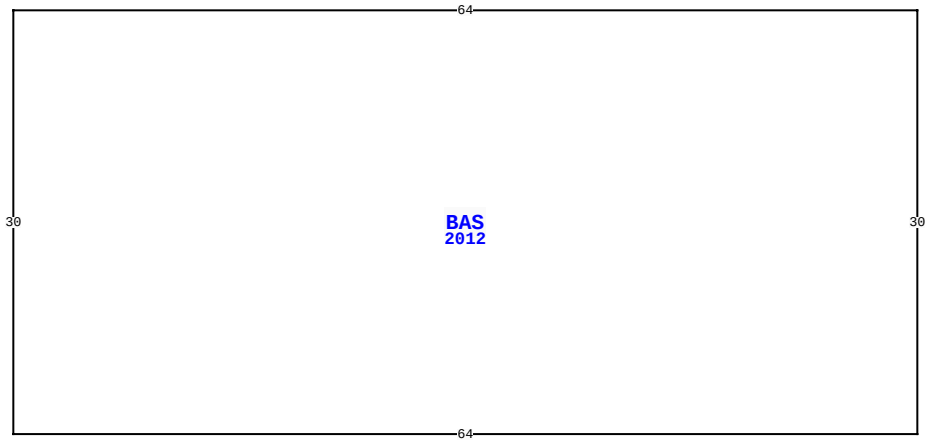
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2012	1,920	102,372
TOTALS	1,920			1,920	102,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,920	130.6800	111.08	213,274	2002	2002	0	0	0	52.00	48.00

2 M/H 94+ – 100% - 2021 Heated Area: 1920 HX Base Yr 2021



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		102,372
TOTAL MARKET OB/XF VALUE		5,851
TOTAL LAND VALUE - MARKET		74,700
TOTAL MARKET VALUE		182,923
SOH/AGL Deduction		58,321
ASSESSED VALUE		124,602
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		23,880
TOTAL JUST VALUE		182,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023805	MH MOVE-ON	0	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/1831	11/20/2020	WD	Q	I	01	130,000
GRANTOR: MOSLEY JAMES LESLIE A						
GRANTEE: EDDY VICKI						
0590/0809	2/13/1990	QC	Q	I	06	100
GRANTOR: MOSLEY AMARYLIS R						
GRANTEE: MISLEY JAMES L						

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

4701 RIVER RD, HILLIARD

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	0756	FEP	0	100	22	12	264.00	SF	27.00	27.00	100	2002	2002	3	20	1,426	
2	0755	FSP	0	100	24	8	192.00	SF	20.00	20.00	100	2003	2003	3	20	768	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	2002	2002	3	20	682	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W64 S30 E64 N30$.

LAND DESCRIPTION

TOTAL OB/XF 5,851

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	1.66	AC		1.00	1.00	1.00	45,000.00	45,000.00	74,700							

REVIEW DATE 01/02/2021 BY TWA Total Acres: 1.66 Total Land Value: 74,700 Market: 0 Agricultural: 0 Common: 74,700 PRINTED 07/30/2025 BY SYS