



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	09	PINE WOOD 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,535	100	1993	2,535	247,163
FOP	218	30	1993	65	6,337
FSP	180	40	1993	72	7,020
UST	136	45	1993	61	5,948
TOTALS	3,069			2,733	266,467

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	30	20	600.00	SF	26.25	26.25	
2	0810	CONCRETE A	0	100	9	20	180.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	21.30	21.30	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0004	OR	0.00	0.00	1.61	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,733	101.8080	134.39	367,288	1985	1985	0	0	27.45	72.55
1 SNGL FAM - 100% - 2002											
Heated Area: 2535											
HX Base Yr 2002											

4977 RIVER RD, HILLIARD											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/21/2025 MLU											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		266,467	
TOTAL MARKET OB/XF VALUE		3,938	
TOTAL LAND VALUE - MARKET		72,450	
TOTAL MARKET VALUE		342,855	
SOH/AGL Deduction		212,669	
ASSESSED VALUE		130,186	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		74,464	
TOTAL JUST VALUE		342,855	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,516	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008199	ROOF	21,391	06/27/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0994/0248	6/26/2001	WD	Q	I		139,900	
GRANTOR: WILLIAMS VERGIE L							
GRANTEE: HOLLAND JERRY & SHE							
0290/0118	4/01/1979	WD	Q	V		8,100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=1993] W15 S12 UST=[YR=1993] W2 BAS=[YR=1993] W40 S47 E16 FOP=[YR=1993] S10 E21 N10 W13 N2 W4 S2 W4\$ E4 N2 E4 S2 E33 N39 W17 N8\$ S8 E17 N8 W15\$ E15 N12\$.											