LOT 2 & PARCEL 2-9
IN OR 2574/345
RANDY ACRES PB 5/242

MYRICK CHRISTOPHER W & TINA M/
4259 RIVER ROAD
HILLIARD, FL 32046

2025

23-2N-23-1803-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

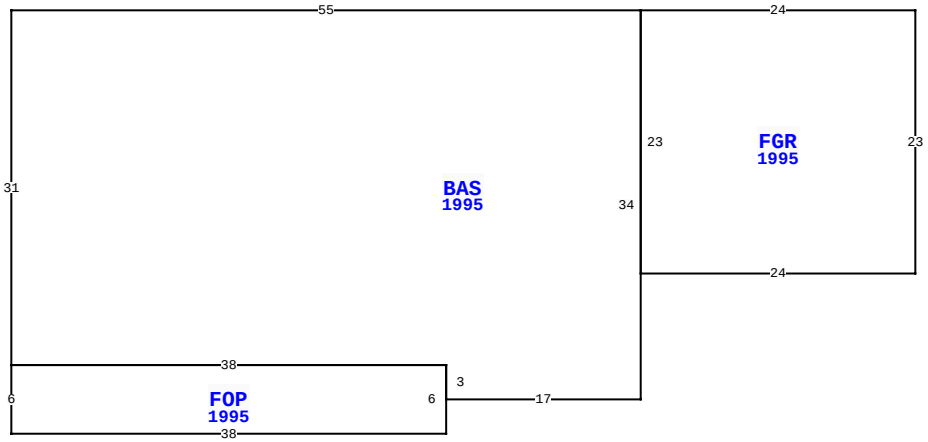
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,756	100	1995	1,756	215,467
FGR	552	55	1995	304	37,302
FOP	228	30	1995	68	8,344
TOTALS	2,536			2,128	261,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,128	111.3280	146.95	312,710	1995	2002	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2023 Heated Area: 1756 HX Base Yr 2023



4259 RIVER RD, HILLIARD

BLD DATE	05/17/2011	JH	LGL DATE	
XF DATE	05/17/2011	JH	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		261,113
TOTAL MARKET OB/XF VALUE		20,316
TOTAL LAND VALUE - MARKET		123,900
TOTAL MARKET VALUE		405,329
SOH/AGL Deduction		143,726
ASSESSED VALUE		261,603
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,881
TOTAL JUST VALUE		405,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010674	NEW SHINGLES	18,000	08/18/2023
22013234	REMODEL	0	08/29/2022
22011050	REPAIR/RRF	15,588	07/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/0345	6/15/2022	WD	Q	I	01	395,000
GRANTOR: SPIRES MARY &						
GRANTEE: MYRICK CHRISTOPHER						
2552/0594	4/04/2022	FJ	U	I	19	100
GRANTOR: SPIRES BRIAN E EST &						
GRANTEE: SPIRES MARY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W24 BAS=[YR=1995] W55 S31 FOP=[YR=1995] S6 E38 N6 W38$ E38 S3 E17 N34$ S23 E24 N23$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,734.00	SF	4.00	4.00	100	1996	1996	3	70	4,855	
3	0510	GARAGE WD-	0	100	24	16	384.00	SF	26.25	26.25	100	2002	2002	3	29	2,923	
4	0810	CONCRETE A	0	100	16	12	192.00	SF	6.50	6.50	100	2002	2002	3	80	998	
5	0351	CARPORT MT	0	100	37	24	888.00	SF	10.00	10.00	100	2025	2024		100	8,880	

LAND DESCRIPTION

TOTAL OB/XF 20,316

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	4.13	AC		1.00	1.00	1.00	30,000.00	30,000.00	123,900							

REVIEW DATE 11/08/2022 BY WW Total Acres: 4.13 Total Land Value: 123,900 Market: 0 Agricultural: 0 Common: 123,900 PRINTED 07/30/2025 BY SYS