LOT 4
RANDY ACRES PB 5/242

KIRKHAM GABRIELLA S/KIRKHAM CHRISTIAN S
54368 HAZEL JONES RD
CALLAHAN, FL 32011

2025

23-2N-23-1803-0004-0000

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 80
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

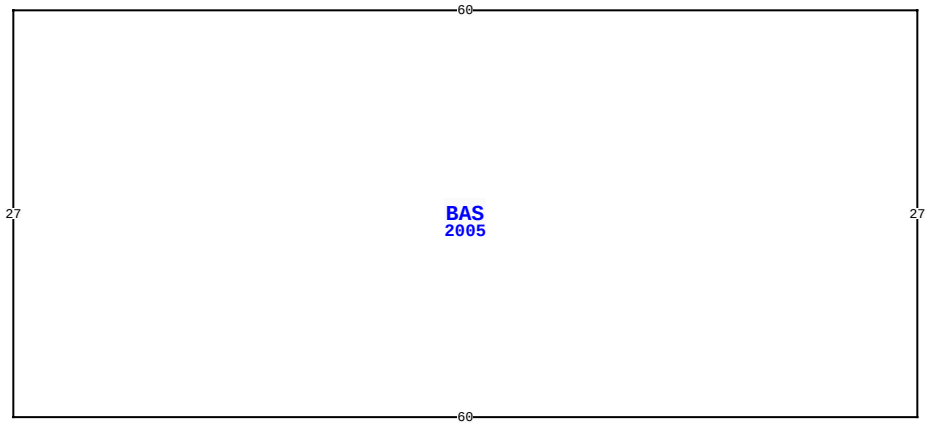
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2005	1,620	48,415
TOTALS	1,620			1,620	48,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.2000	99.62	161,384	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	48,415
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	62,550
TOTAL MARKET VALUE	110,965
SOH/AGL Deduction	18,104
ASSESSED VALUE	92,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,861
TOTAL JUST VALUE	110,965
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044430	MH MOVE-ON	0	01/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2797/1141	6/30/2025	QC	U	I	11	100
GRANTOR: TILLMAN NATASHA L & J						
GRANTEE: KIRKHAM GABRIELLA S						
2162/0034	12/01/2017	QC	U	I	11	100
GRANTOR: MEDINA JORGE B						
GRANTEE: TILLMAN NATASHA L &						

4319 RIVER RD, HILLIARD

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

BUILDING NOTES

EXTRA FEATURES

L N	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

BUILDING DIMENSIONS

BAS=[YR=2005] W60 S27 E60 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.39	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,550							

REVIEW DATE 03/06/2024 BY WWA Total Acres: 1.39 Total Land Value: 62,550 Market: 0 Agricultural: 0 Common: 62,550 PRINTED 07/30/2025 BY SYS