LOT 5
RANDY ACRES PBK 5/242
ESMT IN OR 1523/851

COLE JAMES D/COLE TERESA MICHELLE
4357 RIVER ROAD
HILLIARD, FL 32046

2025

23-2N-23-1803-0005-0000

BUILDING CHARACTERISTICS

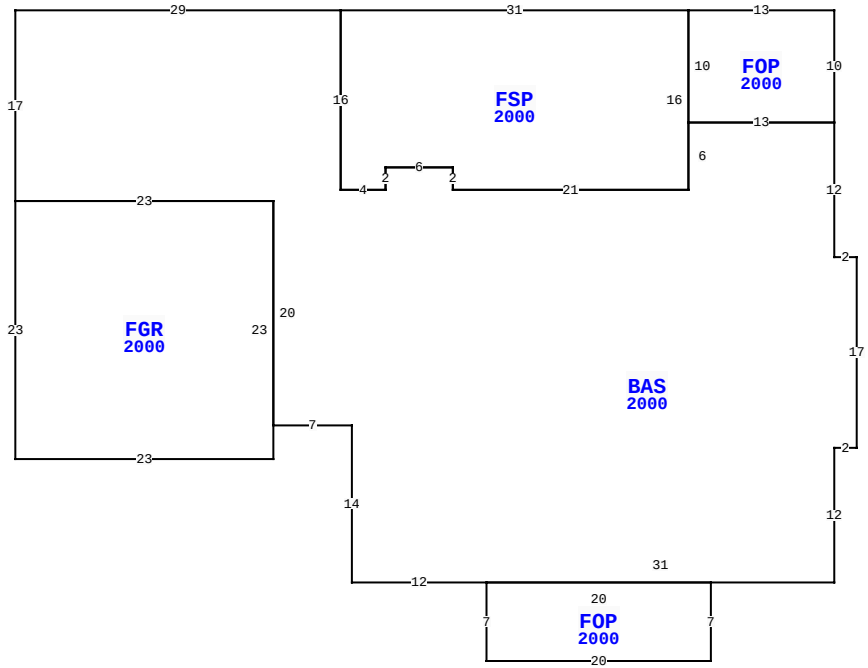
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,263	100	2000	2,263	236,819
FGR	529	55	2000	291	30,452
FOP	130	30	2000	39	4,081
FOP	140	30	2000	42	4,395
FSP	484	40	2000	194	20,302
TOTALS	3,546			2,829	296,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,829	96.6816	127.62	361,037	2000	2000	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2025 Heated Area: 2263 HX Base Yr 2025



4357 RIVER RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		296,050
TOTAL MARKET OB/XF VALUE		9,718
TOTAL LAND VALUE - MARKET		64,800
TOTAL MARKET VALUE		370,568
SOH/AGL Deduction		73,036
ASSESSED VALUE		297,532
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		246,810
TOTAL JUST VALUE		370,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008459	ROOF	22,022	06/30/2023
M17781	H/AC	0	12/01/2012
MH023848	MH MOVE-ON	0	06/01/2002
M004302	H/AC	0	03/01/2000
B996692	NEW CONSTR	112,000	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2739/679	9/13/2024	WD	Q	I	02	405,000
GRANTOR: HORNE CRAIG L & LYDIA						
GRANTEE: COLE JAMES D						
0913/1334	12/30/1999	QC	Q	V	06	100
GRANTOR: SOBER SHERRI LYNNE						
GRANTEE: HORNE CRAIG L & LYD						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W13 FSP=[YR=2000] W31 BAS=[YR=2000] W29 S17
FGR=[YR=2000] S23 E23 N23 W23$ E23 S20 E7 S14 E12
FOP=[YR=2000] S7 E20 N7 W20$ E31 N12 E2 N17 W2 N12 W13 S6 W21
N2 W6 S2 W4 N16$ S16 E4 N2 E6 S2 E21 N16$ S10 E13 N10$.

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	0812	CONCRETE C	0	100	0	0	3,037.00	SF	4.00	4.00	100	2002	2002	3	80	9,718	

LAND DESCRIPTION

TOTAL OB/XF 9,718

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	1.44	AC		1.00	1.00	1.00	45,000.00	45,000.00	64,800							

REVIEW DATE 03/20/2025 BY WWA Total Acres: 1.44 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 07/30/2025 BY SYS