

MATHIS TERRI R & SHELBY E JR/
4475 RIVER RD
HILLIARD, FL 32046

23-2N-23-1803-0010-0000

[illegible]

LOT 10
IN OR 2226/227
RANDY ACRES PB 5/242

MATHIS TERRI R & SHELBY E JR/
4475 RIVER RD
HILLIARD, FL 32046

2025

23-2N-23-1803-0010-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		25	MOD METAL 100		
Roof Structur		10	STEEL FRME 100		
Roof Cover		12	MODULAR MT 100		
Interior Wall		07	NONE 100		
Interior Floo		03	CONC FINSH 100		
Air Condition		01	NONE 100		
Heating Type		01	NONE 100		
Bedrooms			0 100		
Bathrooms			0 100		
Frame		05	STEEL 100		
Quality		06	Quality Level 06		
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	1,300	100	2024	1,300	28,481
TOTALS	1,300			1,300	28,481

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,300	59.8000	22.13	28,769	2024	2024	0	0	0	1.00	99.00
2 GARAGE RES - 100% - 2025 Heated Area: 1300 HX Base Yr 2019												
26 50 BAS 2024 50 26												
4475 RIVER RD, HILLIARD												
				BLD DATE					LGL DATE	05/21/2025		
				XF DATE					LAND DATE			
				INC DATE					AG DATE			

NASSAU COUNTY PROPERTY					PAGE 2 of 2		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6		Tax Dist:					
BUILDING MARKET VALUE				304,966			
TOTAL MARKET OB/XF VALUE				22,512			
TOTAL LAND VALUE - MARKET				65,250			
TOTAL MARKET VALUE				392,728			
SOH/AGL Deduction				114,359			
ASSESSED VALUE				278,369			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				227,647			
TOTAL JUST VALUE				392,728			
NCON VALUE				28,481			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				320,513			