LOT 1 ROWE ACRES PBK 5/276
F/K/A LOT 1 RANDY ACRES
PBK 5/242 & F/K/A PAR 2-8

BENNETT TAMMY & JOHN/
4253 RIVER ROAD
HILLIARD, FL 32046

2025

23-2N-23-1850-0001-0000

BUILDING CHARACTERISTICS

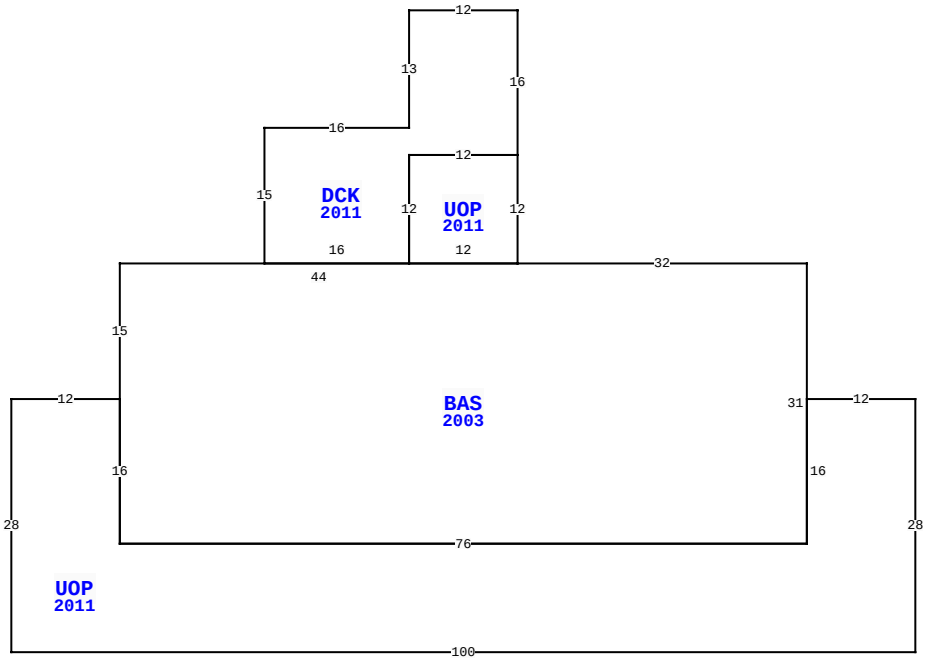
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
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	2,356	100	2003	2,356	86,077
DCK	432	15	2011	65	2,375
UOP	144	25	2011	36	1,316
UOP	1,584	25	2011	396	14,468
TOTALS	4,516			2,853	104,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,853	85.9600	73.07	208,469	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2004 Heated Area: 2356 HX Base Yr 2004



4253 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/01/2024 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		144,282
TOTAL MARKET OB/XF VALUE		70,012
TOTAL LAND VALUE - MARKET		540,125
TOTAL MARKET VALUE		485,949
SOH/AGL Deduction		226,338
ASSESSED VALUE		259,611
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,889
TOTAL JUST VALUE		754,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		732,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2250/1586	1/24/2019	SW	Q	V	05	138,000
GRANTOR: RAYDIENT LLC						
GRANTEE: BENNETT JOHN A & TA						
1174/0774	9/23/2003	WD	U	I	11	58,000
GRANTOR: ROWE JIMMY D						
GRANTEE: BENNETT TAMMY & JOH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W32UOP=[YR=2011] N12DCK=[YR=2011] N16W12S13W16S15E16N12E12$W12 S12E12$W44 S15 UOP=[YR=2011] W12 S28 E100 N28 W12 S16 W76 N16$ S16 E76 N31$.

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	0510	GARAGE WD-	0	100	0	0	792.00	SF	17.50	17.50	100	1995	1995	3	20	2,772	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
3	0510	GARAGE WD-	0	100	36	30	1,080.00	SF	35.00	35.00	100	2005	2005	3	36	13,608	
4	0351	CARPORT MT	0	100	36	13	468.00	SF	10.00	10.00	100	2005	2005	3	22	1,030	
5	0532	STBL WD FL	0	100	48	42	2,016.00	SF	50.00	50.00	100	2005	2005	3	36	36,288	
6	0351	CARPORT MT	0	100	36	19	684.00	SF	10.00	10.00	100	2011	2011	3	45	3,078	
7	0681	POLE SHED	0	100	20	14	280.00	SF	11.25	11.25	100	2011	2011	3	60	1,890	
8	0812	CONCRETE C	0	100	30	14	420.00	SF	4.00	4.00	100	2011	2011	3	91	1,529	
9	0350	CARPORT WD	0	100	34	22	748.00	SF	13.00	13.00	100	2016	2016	3	70	6,807	

LAND DESCRIPTION

TOTAL OB/XF 70,012

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	18.25	AC		1.00	1.00	1.00	14,500.00	14,500.00	264,625							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	370.00	370.00	7,030							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	275,500							

REVIEW DATE 08/29/2019 BY TWA Total Acres: 37.25 Total Land Value: 271,655 Market: 275,500 Agricultural: 7,030 Common: 264,625 PRINTED 07/30/2025 BY SYS

LOT 1 ROWE ACRES PBK 5/276
F/K/A LOT 1 RANDY ACRES
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NASSAU COUNTY PROPERTY

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Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

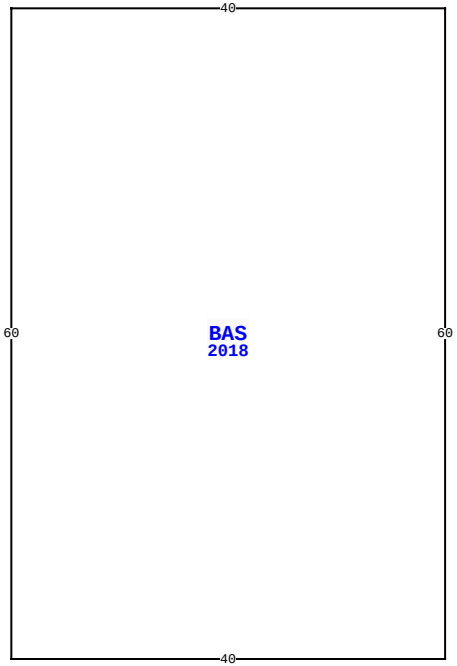
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2018	2,400	40,048
TOTALS	2,400			2,400	40,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	51.8420	19.18	46,032	2013	2013	0	0	0	13.00	87.00

2 GARAGE RES – 100% - 2004 Heated Area: 2400 HX Base Yr 2004



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XF DATE		LAND DATE	05/09/2025 MLU
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GRANTOR: ROWE JIMMY D						
GRANTEE: BENNETT TAMMY & JOH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S60 E40 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/29/2019 BY TWA Total Acres: 37.25 Total Land Value: 271,655 Market: 275,500 Agricultural: 7,030 Common: 264,625 PRINTED 07/30/2025 BY SYS