PT OF E1/2 OF NE1/4
OF SEC 23-2N-23E
IN OR 2488/1738

HAYNES MARJORIE H L/E/
PO BOX 691
CALLAHAN, FL 32011-0691

2026

23-2N-23-0000-0001-0020

BUILDING CHARACTERISTICS

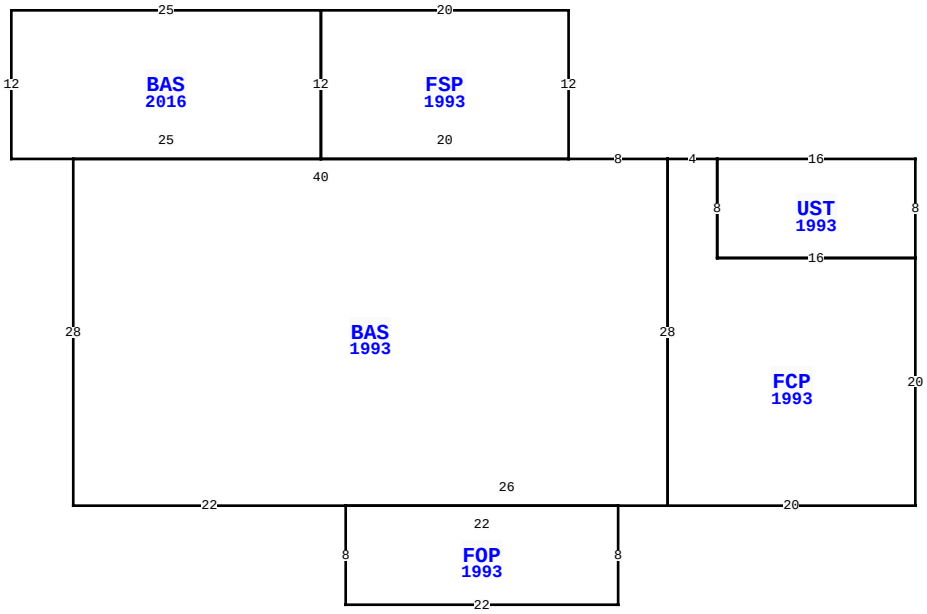
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,344	100	1993	1,344	92,719
BAS	300	100	2016	300	20,696
FCP	432	25	1993	108	7,451
FOP	176	30	1993	53	3,656
FSP	240	40	1993	96	6,623
UST	128	45	1993	58	4,001
TOTALS	2,620			1,959	135,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,959	106.3986	111.72	218,859	1974	1974	0	0	0	38.25	61.75

1 SINGLE FAM 100% - 0 Heated Area: 1644 HX Base Yr



4828 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		135,145
TOTAL MARKET OB/XF VALUE		7,346
TOTAL LAND VALUE - MARKET		129,150
TOTAL MARKET VALUE		271,641
SOH/AGL Deduction		124,044
ASSESSED VALUE		147,597
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		91,186
TOTAL JUST VALUE		271,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009445	NEW ROOF	21,732	07/24/2023
B1530991	ADDITION	33,119	08/31/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/1738	8/12/2021	LE	U	I	11	100
GRANTOR: HAYNES MARJORIE H						
GRANTEE: CHESHIRE JANET H &						
2440/0165	2/03/2021	LE	U	I	11	100
GRANTOR: HAYNES MARJORIE H						
GRANTEE: CHESHIRE JANET H &						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W16 FCP=[YR=1993] W4 BAS=[YR=1993] W8 FSP=[YR=1993] N12 W20 BAS=[YR=2016] W25 S12 E25 N12$ S12 E20$ W40 S28 E22 FOP=[YR=1993] S8 E22 N8 W22$ E26 N28$ S28 E20 N20 W16 N8$ S8 E16 N8$.

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	1974	1974	3	31.6	1,106	
2	0510	GARAGE WD-	0	100	32	20	640.00	SF	35.00	35.00	100	1980	1980	3	20	4,480	
3	0680	POLE SHED	0	100	32	8	256.00	SF	10.00	10.00	100	1988	1988	3	20	512	
4	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	1992	1992	3	20	1,248	

LAND DESCRIPTION

TOTAL OB/XF 7,346

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	6.15	AC		1.00	1.00	1.00	21,000.00	21,000.00	129,150							

REVIEW DATE 01/04/2023 BY WWX Total Acres: 6.15 Total Land Value: 129,150 Market: 0 Agricultural: 0 Common: 129,150 PRINTED 07/09/2026 BY SYS