PT OF NE1/4
IN OR 1727/1046
PARCELS 1-5 & 2-6

ASHLEY CHRISTOPHER S & SHANNON
4548 RIVER ROAD
HILLIARD, FL 32046

2026

23-2N-23-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

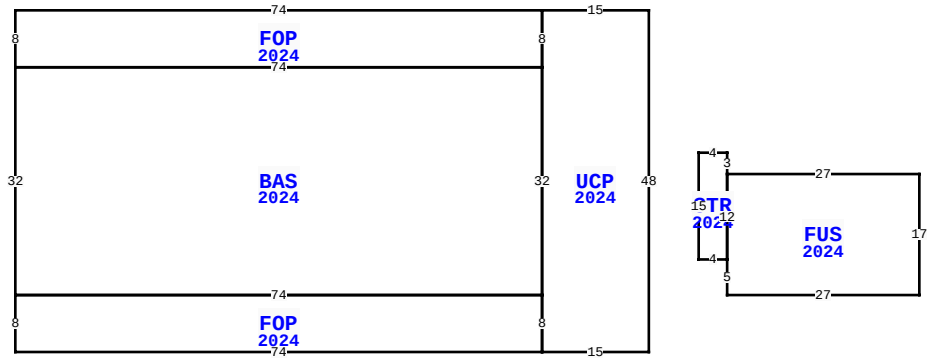
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,368	100	2024	2,368	304,792
FOP	592	30	2024	178	22,911
FOP	592	30	2024	178	22,911
FUS	459	100	2024	459	59,079
STR	60	10	2024	6	772
UCP	720	20	2024	144	18,535
TOTALS	4,791			3,333	429,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,333	93.0672	129.36	431,157	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2827 HX Base Yr 2012



4548 RIVER RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		429,001
TOTAL MARKET OB/XF VALUE		12,985
TOTAL LAND VALUE - MARKET		171,836
TOTAL MARKET VALUE		613,822
SOH/AGL Deduction		97,801
ASSESSED VALUE		516,021
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		464,610
TOTAL JUST VALUE		613,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001549	CO ISSUED	0	02/03/2023
21006800	NEW CONSTR	421,493	05/25/2021
B27175	DEMOLITION	1,000	05/01/2013
E25284	ELEC OTHER	0	08/01/2012
B25493	ADDITION	5,799	01/01/2012
R12809	REPAIR/RRF	0	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1727/1046	3/02/2011	WD	U	I	35	155,000
GRANTOR: PAYNE MICHAEL & KATHE						
GRANTEE: ASHLEY CHRISTOPHER						
1050/1745	4/19/2002	WD	U	I		87,000
GRANTOR: MAYNARD JAMES T & BIL						
GRANTEE: PAYNE MICHAEL & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=74,0] W74 S32 E74 N32 $
UCP=[YR=2024;ORIG=74,-8] E15 S48 W15 N8 N32 N8 $
FOP=[YR=2024;ORIG=0,40] E74 N8 W74 S8 $
FOP=[YR=2024;ORIG=0,-8] S8 E74 N8 W74 $
FUS=[YR=2024;ORIG=100,15] E27 S17 W27 N5 N12 $
STR=[YR=2024;ORIG=96,27] N15 E4 S3 S12 W4 $
.

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	20	20	400.00	SF	35.00	35.00	100	2003	2003	3	29	4,060	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2003	2003	3	29	4,060	
3	0351	CARPORT MT	0	100	35	20	700.00	SF	10.00	10.00	100	2003	2003	3	20	1,400	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 12,985

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	10.64	AC		1.00	1.00	0.85	19,000.00	16,150.00	171,836							

REVIEW DATE 03/08/2023 BY WW Total Acres: 10.64 Total Land Value: 171,836 Market: 0 Agricultural: 0 Common: 171,836 PRINTED 07/09/2026 BY SYS