



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9003.00
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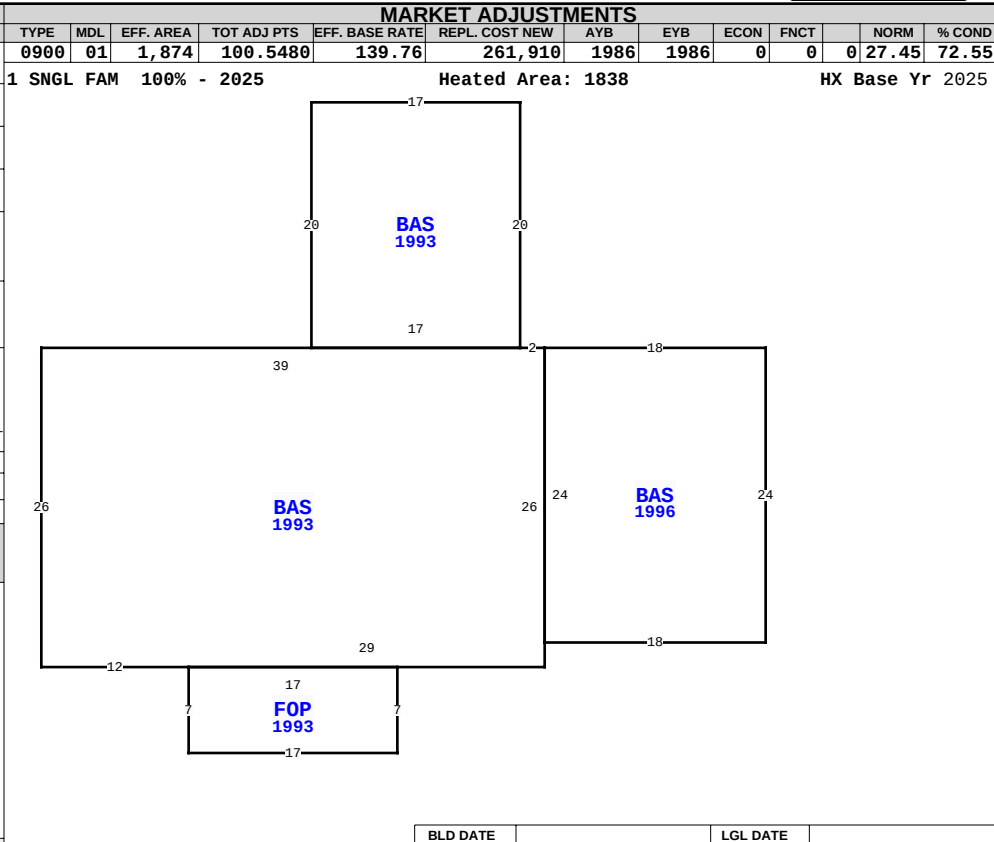
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	340	100	1993	340	34,474
BAS	1,066	100	1993	1,066	108,088
BAS	432	100	1996	432	43,803
FOP	119	30	1993	36	3,650

TOTALS	1,957			1,874	190,016
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0681	POLE SHED	0	100	12	10	120.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	3.40

REVIEW DATE	10/07/2025	BY	WWA
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4836 RIVER RD, HILLIARD	BLD DATE	LGL DATE	05/08/2026	MLU
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UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
AC		1.00	1.00	1.00	28,000.00	28,000.00	95,200

TOTAL OB/XF									
3,568									

Total Acres: 3.40	Total Land Value: 95,200	Market: 0	Agricultural: 0	Common: 95,200
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		190,016
TOTAL MARKET OB/XF VALUE		3,568
TOTAL LAND VALUE - MARKET		95,200
TOTAL MARKET VALUE		288,784
SOH/AGL Deduction		0
ASSESSED VALUE		288,784
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		237,373
TOTAL JUST VALUE		288,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016683	SHINGLES	13,370	12/02/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2381/1191	8/04/2020	WD U	I	I	11	100	
GRANTOR: REID CHARLES C JR & D							
GRANTEE: HAILEY JONATHAN THO							
1342/0015	8/16/2005	WD Q	I			180,000	
GRANTOR: HYSE ARBEN							
GRANTEE: REID CHARLES C JR &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W18 BAS=[YR=1993] W2 BAS=[YR=1993] N20 W17 S20 E17 \$ W39 S26 E12 FOP=[YR=1993] S7 E17 N7 W17 \$ E29 N26 \$ S24 E18 N24 \$.									