PT OF E1/2 OF NE1/4
IN OR 708 PG 1115

TANNER SHARITA K
4686 RIVER ROAD
HILLIARD, FL 32046

2026

23-2N-23-0000-0001-0080

BUILDING CHARACTERISTICS

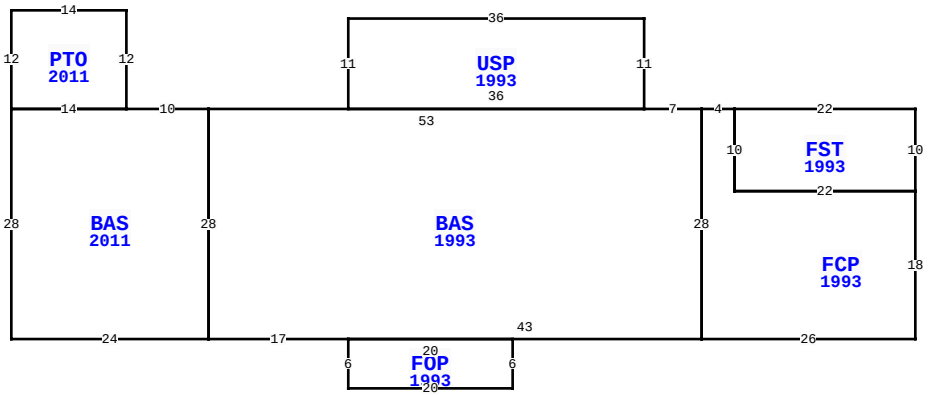
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,680	100	1993	1,680	122,511
BAS	672	100	2011	672	49,004
FCP	508	25	1993	127	9,261
FOP	120	30	1993	36	2,625
FST	220	55	1993	121	8,824
PTO	168	5	2011	8	583
USP	396	30	1993	119	8,678
TOTALS	3,764			2,763	201,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,763	79.4880	110.49	305,284	1963	1963	0	0	0	34.00	66.00

1 SNGL FAM 100% - 1995 Heated Area: 2352 HX Base Yr 1995



4686 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	201,487
TOTAL MARKET OB/XF VALUE	75,111
TOTAL LAND VALUE - MARKET	152,000
TOTAL MARKET VALUE	298,188
SOH/AGL Deduction	182,018
ASSESSED VALUE	116,170
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	59,759
TOTAL JUST VALUE	428,598
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	447,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0708/1115	7/06/1994	WD	Q	I		85,000

GRANTOR: LOVVORN J D & JULIETT

GRANTEE: POPPELL RICHARD & S

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W22 FCP=[YR=1993] W4 BAS=[YR=1993] W7
USP=[YR=1993] N11 W36 S11 E36$ W53 BAS=[YR=2011] W10
PTO=[YR=2011] N12 W14 S12 E14 $ W14 S28 E24 N28 $ S28 E17
FOP=[YR=1993] S6 E20 N6 W20$ E43 N28$ S28 E26 N18 W22 N10$
S10 E22 N10$.

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	0511	GARAGE CB-	0	100	24	40	960.00	SF	40.00	40.00	100	1963	1963	3	20	7,680	
2	0680	POLE SHED	0	100	12	40	480.00	SF	10.00	10.00	100	1963	1963	3	20	960	
3	0681	POLE SHED	0	100	56	56	3,136.00	SF	15.00	15.00	100	2002	2002	3	28	13,171	
4	0680	POLE SHED	0	100	32	12	384.00	SF	10.00	10.00	100	1990	1990	3	20	768	
5	0202	BARN WD 30	0	0	88	34	2,992.00	SF	15.00	15.00	100	1994	1994	3	20	8,976	
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2007	2007	3	24	576	
7	0681	POLE SHED	0	100	10	8	80.00	SF	15.00	15.00	100	2007	2007	3	40	480	
8	0860	POOL/SPA	0	100	27	0	1.00	UT	50,000.00	50,000.00	100	1995	1995	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 75,111

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	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	006005	A	PASTURE - GR	0	0004	OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	370.00	370.00	2,590							
3	009910	M	MARKET VALUE	0	0004	OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	133,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 8.00 Total Land Value: 21,590 Market: 133,000 Agricultural: 2,590 Common: 19,000 PRINTED 07/09/2026 BY SYS