

PT OF NW1/4 OF NE1/4
IN OR 2218/1202
1994 DEST/DW/MH

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

2026

23-2N-23-0000-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,728	100	2005	1,728	55,894
DCK	54	15	2005	8	259

TOTALS	1,782			1,736	56,153
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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	0	30	11	330.00	SF	30.00
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0004	OR	0.00	0.00	4.20

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,736	119.8000	107.82	187,176	1994	1994	0	0	0	70.00	30.00
2 M/H 94+ 0% - 0 Heated Area: 1728 HX Base Yr												
BAS 2005 DCK 2005												

4382 RIVER RD, HILLIARD	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0940	SHEDS/PORT	0	0	30	11	330.00	SF	30.00	30.00	100	1984	1984	3	20	1,980	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	100	6,000	

TOTAL OB/XF													7,980	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
004	OR	0.00	0.00	4.20	AC		1.00	1.00	1.00	28,000.00	28,000.00	117,600		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				56,153	
TOTAL MARKET OB/XF VALUE				7,980	
TOTAL LAND VALUE - MARKET				117,600	
TOTAL MARKET VALUE				181,733	
SOH/AGL Deduction				29,102	
ASSESSED VALUE				152,631	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				152,631	
TOTAL JUST VALUE				181,733	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				186,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992792	MH MOVE-ON	0	01/07/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2218/1202	8/08/2018	WD	Q	I	01	85,000
GRANTOR: TAPPE MICHAEL P & JAM						
GRANTEE: BENNETT JOHN & TAMM						
1680/0803	5/28/2010	WD	U	I	38	92,500
GRANTOR: BUSH BRENDA DEAS						
GRANTEE: TAPPE MICHAEL P & J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W64 S27 E64 DCK=[YR=2005] E6 N9 W6 S9\$ N27\$.									