PT OF W1/2 OF NE1/4
IN OR 1990/1790
EX ESMT OR 910/791

HARRIS JEFFERY L & VICTORIA C/
4761 RIVER RD
HILLIARD, FL 32046-5509

2026

23-2N-23-0000-0005-0020

NASSAU COUNTY PROPERTY

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	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	0	0 100
Units		0 100
Quality	05	Quality Level 05

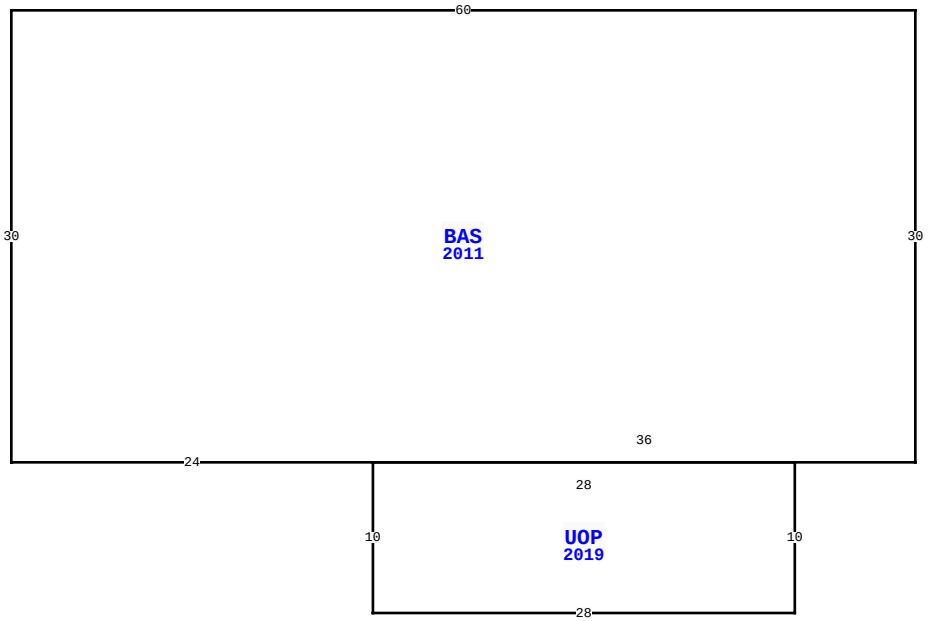
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2011	1,800	145,313
UOP	280	25	2019	70	5,651
TOTALS	2,080			1,870	150,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,870	140.1600	126.14	235,882	2011	2011	0	0	0	36.00	64.00

1 M/H 94+ 0% - 0 Heated Area: 1800 HX Base Yr



4761 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	150,964
TOTAL MARKET OB/XF VALUE	1,248
TOTAL LAND VALUE - MARKET	42,400
TOTAL MARKET VALUE	194,612
SOH/AGL Deduction	15,723
ASSESSED VALUE	178,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,889
TOTAL JUST VALUE	194,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5371	CO ISSUED	0	10/11/2011
E23805	NEW CONSTR	0	09/01/2011
MH5371	MH MOVE-ON	0	09/01/2011
P14980	NEW CONSTR	0	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1990/1790	7/09/2015	WD	U	I	11	100
GRANTOR: HARRIS VICTORIA						
GRANTEE: HARRIS JEFFERY L &						
1757/1577	9/22/2011	WD	U	I	11	100
GRANTOR: OWNBEY ROBERT K & ROB						
GRANTEE: HARRIS VICTORIA & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W60 S30 E24 UOP=[YR=2019] S10 E28 N10 W28$ E36 N30$.

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	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	2019	2019	3	78	1,248	

LAND DESCRIPTION

TOTAL OB/XF 1,248

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	0	0007	OR	0.00	0.00	1.06	AC		1.00	1.00	1.00	40,000.00	40,000.00	42,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.06 Total Land Value: 42,400 Market: 0 Agricultural: 0 Common: 42,400 PRINTED 07/09/2026 BY SYS