PT OF SEC 23-2N-23E
IN OR 2411/1831

EDDY VICKI
4701 RIVER RD
HILLIARD, FL 32046

**2026**

23-2N-23-0000-0006-0000

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 | 04 | Quality Level 04 |

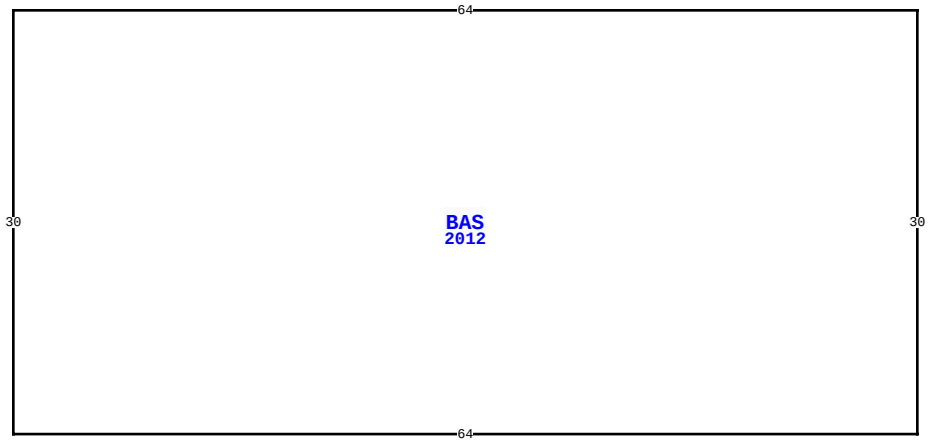
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,920 | 100 | 2012 | 1,920 | 109,119 |
| TOTALS | 1,920 | | | 1,920 | 109,119 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,920 | 137.2800 | 123.55 | 237,216 | 2002 | 2002 | 0 | 0 | 0 | 54.00 | 46.00 |

2 M/H 94+ 100% - 2021 Heated Area: 1920 HX Base Yr 2021




### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 109,119 |
| TOTAL MARKET OB/XF VALUE | | 7,294 |
| TOTAL LAND VALUE - MARKET | | 66,400 |
| TOTAL MARKET VALUE | | 182,813 |
| SOH/AGL Deduction | | 54,847 |
| ASSESSED VALUE | | 127,966 |
| TOTAL EXEMPTION VALUE | HX HB SX | 101,411 |
| BASE TAXABLE VALUE | | 26,555 |
| TOTAL JUST VALUE | | 182,813 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 188,945 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH023805 | MH MOVE-ON | 0 | 04/01/2002 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2411/1831 | 11/20/2020 | WD | Q | I | 01 | 130,000 |
| GRANTOR: MOSLEY JAMES LESLIE A | | | | | | |
| GRANTEE: EDDY VICKI | | | | | | |
| 0590/0809 | 2/13/1990 | QC | Q | I | 06 | 100 |
| GRANTOR: MOSLEY AMARYLIS R | | | | | | |
| GRANTEE: MISLEY JAMES L | | | | | | |

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

4701 RIVER RD, HILLIARD

### BUILDING NOTES

### 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 | 0756 | FEP | 0 | 100 | 22 | 12 | 264.00 | SF | 27.00 | 27.00 | 100 | 2002 | 2002 | 3 | 20 | 1,426 | |
| 2 | 0755 | FSP | 0 | 100 | 24 | 8 | 192.00 | SF | 20.00 | 20.00 | 100 | 2003 | 2003 | 3 | 20 | 768 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 36 | 10 | 360.00 | SF | 30.00 | 30.00 | 100 | 2002 | 2002 | 3 | 20 | 2,160 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 84 | 2,940 | |

### BUILDING DIMENSIONS

BAS=[YR=2012] W64 S30 E64 N30$.

### LAND DESCRIPTION

TOTAL OB/XF 7,294

| 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 | 1.66 | AC | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 66,400 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.66 Total Land Value: 66,400 Market: 0 Agricultural: 0 Common: 66,400 PRINTED 07/09/2026 BY SYS