IN OR 771 PG 63
PARCELS 11-1 & 11-2
R107117 & R107118

CARTER WILLIAM T
4905 RIVER ROAD
HILLIARD, FL 32046

2026

23-2N-23-0000-0011-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

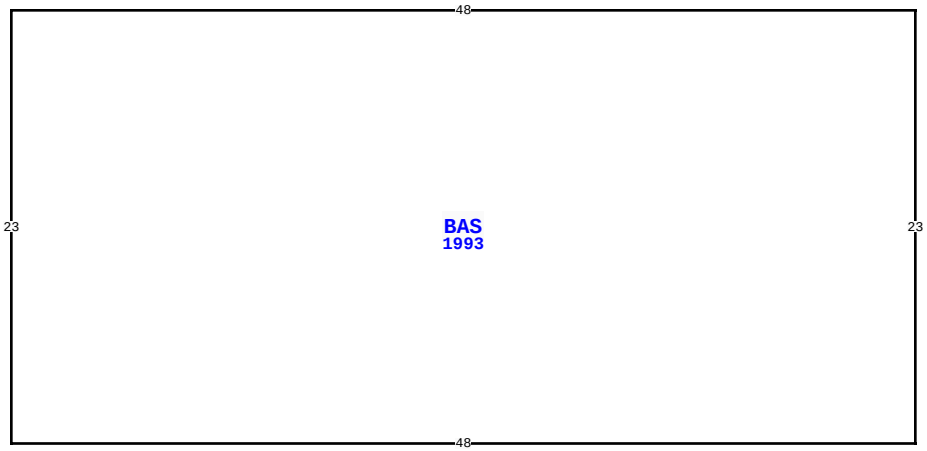
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	32,318
TOTALS	1,104			1,104	32,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,104	114.8000	97.58	107,728	1981	1991	0	0	0	70.00	30.00

1 M/H 93- 100% - 1997 Heated Area: 1104 HX Base Yr 1997



4905 RIVER RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		32,318
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		68,680
TOTAL MARKET VALUE		100,998
SOH/AGL Deduction		65,166
ASSESSED VALUE		35,832
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,832
TOTAL JUST VALUE		100,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0771/0063	9/17/1996	QC	Q	I	01	100
GRANTOR: CARTER LARRY T						
GRANTEE: CARTER WILLIAM T						
0761/1239	5/31/1996	QC	Q	I	06	100
GRANTOR: COX MARY H CARTER						
GRANTEE: CARTER LARRY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 E48 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.02	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,680							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.02 Total Land Value: 68,680 Market: 0 Agricultural: 0 Common: 68,680 PRINTED 07/09/2026 BY SYS