LOT 5
RANDY ACRES PBK 5/242
ESMT IN OR 1523/851

COLE JAMES D/COLE TERESA MICHELLE
4357 RIVER ROAD
HILLIARD, FL 32046

**2026**

**23-2N-23-1803-0005-0000**

## BUILDING CHARACTERISTICS

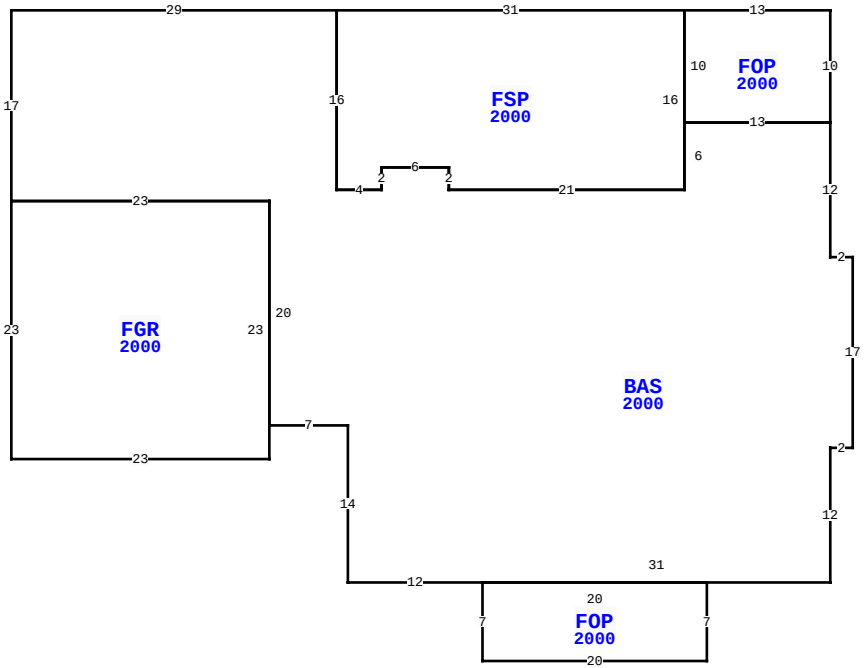
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 2,263 | 100 | 2000 | 2,263 | 247,102 |
| FGR | 529 | 55 | 2000 | 291 | 31,774 |
| FOP | 130 | 30 | 2000 | 39 | 4,258 |
| FOP | 140 | 30 | 2000 | 42 | 4,586 |
| FSP | 484 | 40 | 2000 | 194 | 21,184 |
| TOTALS | 3,546 | | | 2,829 | 308,904 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,829 | 96.6816 | 134.39 | 380,189 | 2000 | 2000 | 0 | 0 | 0 | 18.75 | 81.25 |

1 SNGL FAM 100% - 2025 Heated Area: 2263 HX Base Yr 2025




4357 RIVER RD, HILLIARD

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 308,904 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 57,600 |
| TOTAL MARKET VALUE | | 366,504 |
| SOH/AGL Deduction | | 60,939 |
| ASSESSED VALUE | | 305,565 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 254,154 |
| TOTAL JUST VALUE | | 366,504 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 370,568 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230008459 | ROOF | 22,022 | 06/30/2023 |
| M17781 | H/AC | 0 | 12/01/2012 |
| MH023848 | MH MOVE-ON | 0 | 06/01/2002 |
| M004302 | H/AC | 0 | 03/01/2000 |
| B996692 | NEW CONSTR | 112,000 | 12/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2739/679 | 9/13/2024 | WD | Q | I | 02 | 405,000 |
| GRANTOR: HORNE CRAIG L & LYDIA | | | | | | |
| GRANTEE: COLE JAMES D | | | | | | |
| 0913/1334 | 12/30/1999 | QC | Q | V | 06 | 100 |
| GRANTOR: SOBER SHERRI LYNNE | | | | | | |
| GRANTEE: HORNE CRAIG L & LYD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2000] W13 FSP=[YR=2000] W31 BAS=[YR=2000] W29 S17
FGR=[YR=2000] S23 E23 N23 W23$ E23 S20 E7 S14 E12
FOP=[YR=2000] S7 E20 N7 W20$ E31 N12 E2 N17 W2 N12 W13 S6 W21
N2 W6 S2 W4 N16$ S16 E4 N2 E6 S2 E21 N16$ S10 E13 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## 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 | 1.44 | AC | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 57,600 | | | | | | | |

REVIEW DATE 03/20/2025 BY WWA Total Acres: 1.44 Total Land Value: 57,600 Market: 0 Agricultural: 0 Common: 57,600 PRINTED 07/09/2026 BY SYS