LOTS 6 7 & 8
RANDY ACRES PB 5/242

GRAY GARY RUSSELL & PATRICIA/
4437 RIVER ROAD
HILLIARD, FL 32046

2026

23-2N-23-1803-0007-0000

NASSAU COUNTY PROPERTY

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

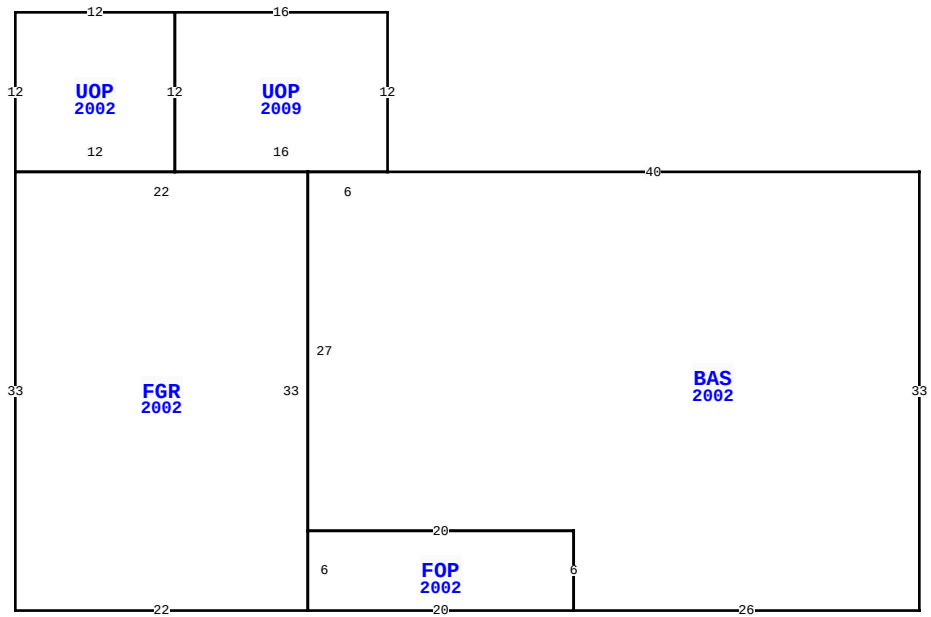
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,398	100	2002	1,398	158,662
FGR	726	55	2002	399	45,283
FOP	120	30	2002	36	4,085
UOP	144	20	2002	29	3,291
UOP	192	20	2009	38	4,313
TOTALS	2,580			1,900	215,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,900	130.6193	137.15	260,585	2002	2002	0	0	0	17.25	82.75

1 SINGLE FAM 100% - 2015 Heated Area: 1398 HX Base Yr 2015



4437 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		215,634
TOTAL MARKET OB/XF VALUE		24,780
TOTAL LAND VALUE - MARKET		121,800
TOTAL MARKET VALUE		362,214
SOH/AGL Deduction		189,806
ASSESSED VALUE		172,408
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,997
TOTAL JUST VALUE		362,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006999	ROOF	16,000	05/31/2023
21013736	CARPORT	20,958	10/06/2021
5471	H/AC	0	11/01/2001
E018576	NEW CONSTR	0	10/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2463/1263	5/21/2021	WD	Q	I	03	50,500
GRANTOR: WEST CATHY S						
GRANTEE: GRAY PATRICIA & GAR						
2069/1662	9/02/2016	QC	U	I	11	35,000
GRANTOR: EDDY JOHN JEFFREY & H						
GRANTEE: GRAY GARY RUSSELL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W40 UOP=[YR=2009] N12 W16 UOP=[YR=2002] W12 S12
FGR=[YR=2002] S33 E22 FOP=[YR=2002] E20 N6 W20 S6$N33
W22$E12 N12$ S12 E16$ W6 S27 E20 S6 E26 N33$.

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
3	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
6	0351	CARPORT MT	0	100	40	30	1,200.00	SF	10.00	10.00	100	2018	2018	3	74	8,880	
7	0351	CARPORT MT	0	100	25	20	500.00	SF	10.00	10.00	100	2022	2022	3	90	4,500	
8	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2022	2022	3	90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 24,780

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	4.35	AC		1.00	1.00	1.00	28,000.00	28,000.00	121,800							

REVIEW DATE 03/23/2026 BY WWA Total Acres: 4.35 Total Land Value: 121,800 Market: 0 Agricultural: 0 Common: 121,800 PRINTED 07/09/2026 BY SYS