LOT 9
RANDY ACRES PB 5/242

STEARN AMANDA BURCHETT & CHRISTOPHER L
4457 RIVER ROAD
HILLIARD, FL 32046

2026

23-2N-23-1803-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

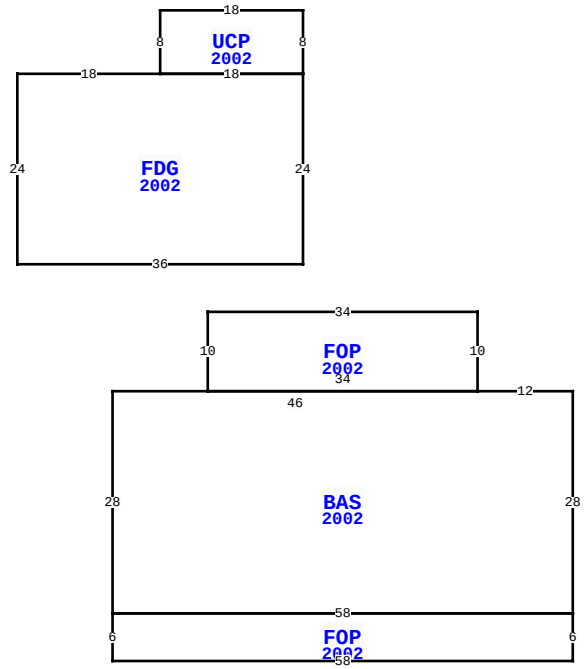
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	2002	1,624	210,631
FDG	864	60	2002	518	67,185
FOP	340	30	2002	102	13,229
FOP	348	30	2002	104	13,489
UCP	144	20	2002	29	3,761
TOTALS	3,320			2,377	308,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,377	105.1344	146.14	347,375	2002	2002	0	0	0	11.25	88.75

1 SNGL FAM 100% - 2025 Heated Area: 1624 HX Base Yr 2025



4457 RIVER RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		308,295
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		58,000
TOTAL MARKET VALUE		366,295
SOH/AGL Deduction		61,402
ASSESSED VALUE		304,893
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		253,482
TOTAL JUST VALUE		366,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005756	REPAIR/RRF	14,500	07/02/2020
B018638	NEW CONSTR	100,000	08/01/2001
B018639	GARAGE	19,100	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2749/1235	11/01/2024	WD	Q	I	01	390,000
GRANTOR: RUSSELL LACY L & JAME						
GRANTEE: STEARN AMANDA BURCH						
2410/0444	11/19/2020	WD	Q	I	02	304,900
GRANTOR: SCHEIDER FREDERICK &						
GRANTEE: RUSSELL LACY L & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W12 W46 S28 E58 N28 $
FOP=[YR=2002;ORIG=-58,28] S6 E58 N6 W58 $
FOP=[YR=2002;ORIG=-12,0] N10 W34 S10 E34 $
FDG=[YR=2002;ORIG=-34,-16] W36 N24 E18 E18 S24 $
UCP=[YR=2002;ORIG=-52,-40] E18 N8 W18 S8 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.45	AC		1.00	1.00	1.00	40,000.00	40,000.00	58,000							

REVIEW DATE 03/20/2025 BY WWA Total Acres: 1.45 Total Land Value: 58,000 Market: 0 Agricultural: 0 Common: 58,000 PRINTED 07/09/2026 BY SYS