LOT 10
IN OR 2226/227
RANDY ACRES PB 5/242

MATHIS TERRI R & SHELBY E JR/
4475 RIVER RD
HILLIARD, FL 32046

2026

23-2N-23-1803-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

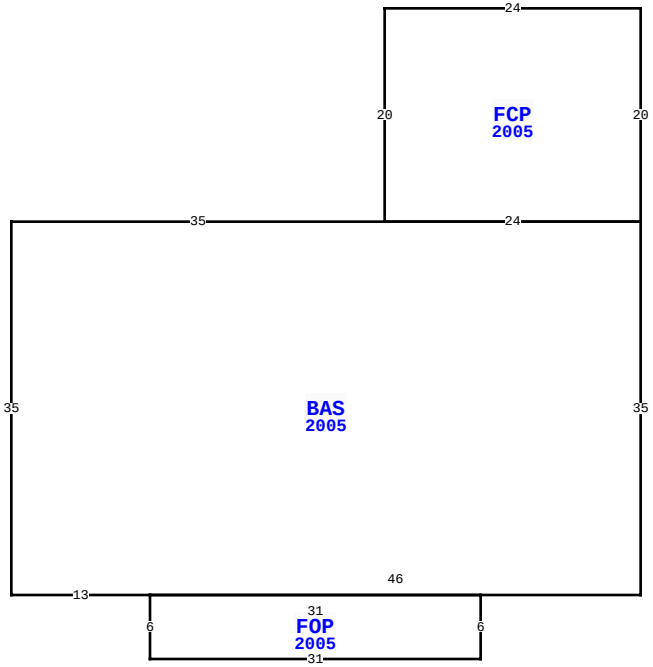
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,065	100	2005	2,065	254,792
FCP	480	25	2005	120	14,806
FOP	186	30	2005	56	6,910
TOTALS	2,731			2,241	276,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,241	104.4288	145.16	325,304	2005	2005	0	0	0	15.00	85.00

1 SNGL FAM 100% - 2019 Heated Area: 2065 HX Base Yr 2019



4475 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		306,521
TOTAL MARKET OB/XF VALUE		18,109
TOTAL LAND VALUE - MARKET		58,000
TOTAL MARKET VALUE		382,630
SOH/AGL Deduction		96,745
ASSESSED VALUE		285,885
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		234,474
TOTAL JUST VALUE		382,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005534	26 X 50 STORAGE B	83,447	05/08/2024
230008967	NEW ROOF	17,630	07/13/2023
20006340	CARPORT	28,980	07/21/2020
20004183	REPAIR/RRF	15,540	05/15/2020
B15870	NEW CONSTR	12,342	08/01/2005
M09987	MECH OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2226/0227	9/24/2018	WD	Q	I	02	238,000
GRANTOR: CALIFF WILLIAM B IV &						
GRANTEE: MATHIS TERRI R & SH						
1675/1666	4/29/2010	WD	Q	I	01	200,000
GRANTOR: CRIBBS DARYL W & ANGE						
GRANTEE: CALIFF WILLIAMB IV						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2005] W24 S20 BAS=[YR=2005] W35 S35 E13
FOP=[YR=2005] S6 E31 N6 W31 $ E46 N35 W24 $ E24 N20 $.

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
2	0510	GARAGE WD-	0	100	22	17	374.00	SF	35.00	35.00	100	2005	2005	3	32	4,189	
4	0680	POLE SHED	0	100	40	40	1,600.00	SF	10.00	10.00	100	2025	2020		87	13,920	

LAND DESCRIPTION

TOTAL OB/XF 18,109

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	1.45	AC		1.00	1.00	1.00	40,000.00	40,000.00	58,000							

REVIEW DATE 10/03/2024 BY WWX Total Acres: 1.45 Total Land Value: 58,000 Market: 0 Agricultural: 0 Common: 58,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

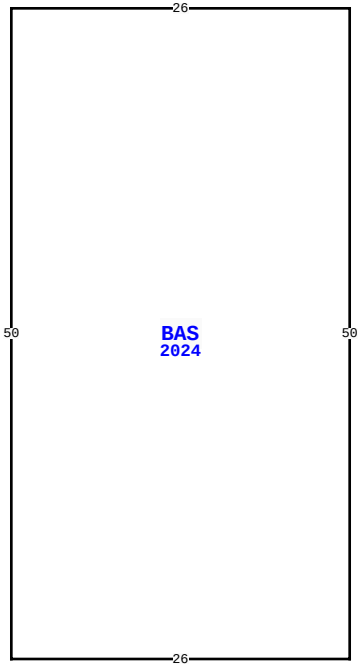
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	09
NEIGHBORHOOD/LOC	9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2024	1,300	30,013
TOTALS	1,300			1,300	30,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,300	59.8000	23.32	30,316	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2025 Heated Area: 1300 HX Base Yr 2019



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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		234,474
TOTAL JUST VALUE		382,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514982	ELEC OTHER	2,000	05/01/2005
P0509417	OTHER	0	05/01/2005
B15110	NEW CONSTR	140,274	04/01/2005
R07552	REPAIR/RRF	4,000	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2226/0227	9/24/2018	WD	Q	I	02	238,000
GRANTOR: CALIFF WILLIAM B IV &						
GRANTEE: MATHIS TERRI R & SH						
1675/1666	4/29/2010	WD	Q	I	01	200,000
GRANTOR: CRIBBS DARYL W & ANGE						
GRANTEE: CALIFF WILLIAMB IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=54,10] E26 S50 W26 N50 $
.

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

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