PT OF SW1/4 OF SW1/4
IN OR 2241/775

COLLINS JOHN C & JACKIE D
5369 RIVER ROAD
HILLIARD, FL 32046

2023

24-2N-23-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

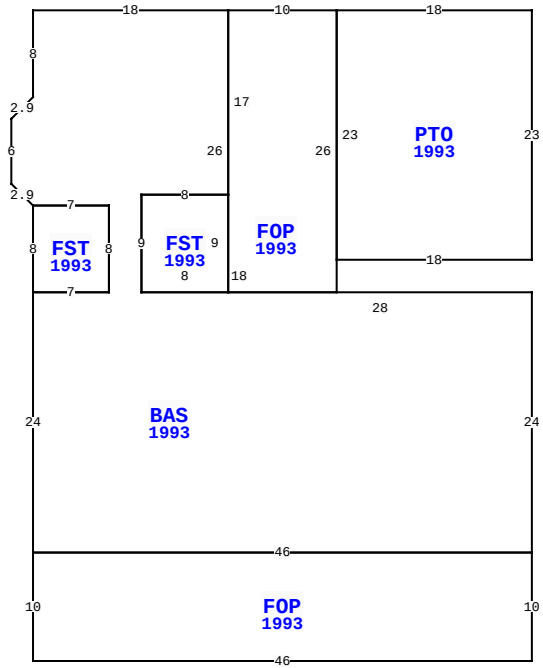
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100	1,532	135,442
FOP	332	30	100	8,841
FOP	460	30	138	12,200
FST	56	55	31	2,740
FST	72	55	40	3,536
PTO	414	5	21	1,856
TOTALS	2,866		1,862	164,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,862	115.2480	104.01	193,667	1990	1990	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1532 HX Base Yr 2019



5369 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		183,936
TOTAL MARKET OB/XF VALUE		17,653
TOTAL LAND VALUE - MARKET		62,100
TOTAL MARKET VALUE		263,689
SOH/AGL Deduction		73,795
ASSESSED VALUE		189,894
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,894
TOTAL JUST VALUE		263,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7375	ADDITION	7,240	07/08/1991
7173	GARAGE	11,924	04/19/1991
6586	NEW CONSTR	53,718	07/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2241/0775	10/30/2018	WD	Q	I	01	192,500
GRANTOR: BOATRIGHT WALTER JUNI						
GRANTEE: COLLINS JOHN C & JA						
2162/0718	11/27/2017	FJ	U	I	11	0
GRANTOR: WILLIAMS THOMAS E EST						
GRANTEE: BOATRIGHT WALTER J						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W18 FOP=[YR=1993] W10 BAS=[YR=1993] W18 S8 L2 D2 S6 R2 D2 FST=[YR=1993] S8 E7 N8 W7$ E7 S8 W7 S24 FOP=[YR=1993] S10 E46 N10 W46 $ E46 N24 W28 FST=[YR=1993] W8 N9 E8 S9$ N26$ S17 W8 S9 E18 N26$ S23 E18 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	897.00	SF	5.20	5.20	100	1992	1992	3	66	3,079	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	13.20	13.20	100	1984	1984	3	20	380	
6	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	2000	2000	3	29	9,744	
7	0351	CARPORT MT	0	100	25	20	500.00	SF	10.00	10.00	100	2008	2008	3	40	2,000	

LAND DESCRIPTION

TOTAL OB/XF 17,653

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.76	AC		1.00	1.00	0.75	30,000.00	22,500.00	62,100							

REVIEW DATE 10/25/2017 BY TWX Total Acres: 2.76 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 08/02/2023 BY SYS

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Interior Floo	03	CONC FINSH 100
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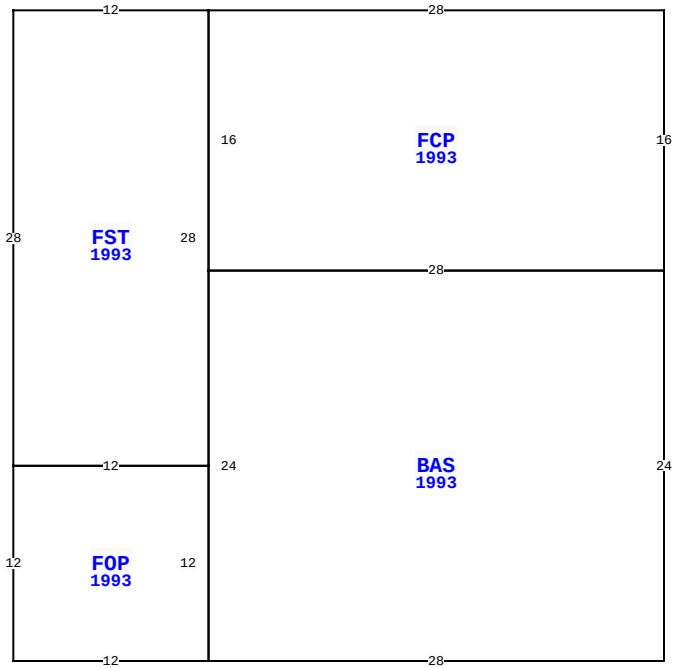
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	12,829
FCP	448	25	112	2,138
FOP	144	30	43	821
FST	336	55	185	3,532
TOTALS	1,600		1,012	19,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,012	109.0800	38.18	38,638	1991	1991	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2019 Heated Area: 672 HX Base Yr 2019



5369 RIVER RD, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTEE: BOATRIGHT WALTER J						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W28 FST=[YR=1993] W12 S28 FOP=[YR=1993] S12 E12 BAS=[YR=1993] E28 N24 W28 S24$ N12 W12$ E12 N28$ S16 E28 N16$.

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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