IN OR 1179/529
2002 PALM HARBOR DW/MH

DURRANT DEBORAH
5234 RIVER ROAD
HILLIARD, FL 32046

2023

24-2N-23-0000-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	06	Quality Level 06

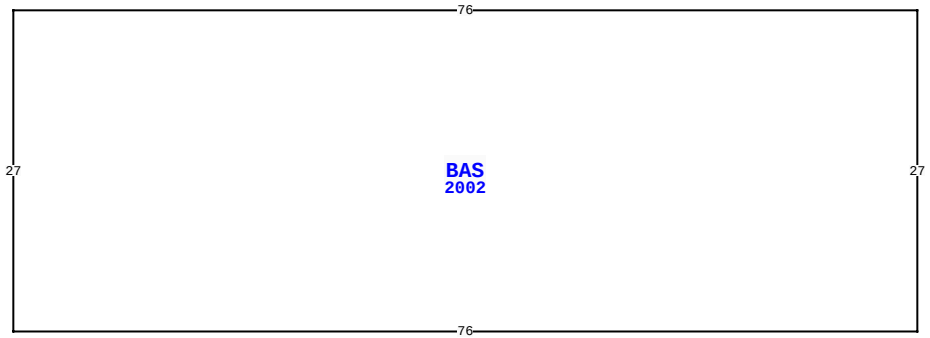
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	114,195
TOTALS	2,052		2,052	114,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	152.8800	107.02	219,605	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2003 Heated Area: 2052 HX Base Yr 2003



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		114,195
TOTAL MARKET OB/XF VALUE		3,391
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		147,586
SOH/AGL Deduction		80,797
ASSESSED VALUE		66,789
TOTAL EXEMPTION VALUE	HX HB WX	46,789
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		147,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1179/0529	10/08/2003	WD	U	I	07	100
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: DURRANT PATRICK & D						
1106/0934	1/09/2003	WD	U	I	13	27,000
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: DURRANT PATRICK & D						

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

5234 RIVER RD, HILLIARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S27 E76 N27$.

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	2002	2002	3	87	3,045	
2	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2004	2004	3	24	346	

LAND DESCRIPTION

TOTAL OB/XF 3,391

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 08/06/2018 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS