IN OR 2260/919
R235605 & R235606
EX 2-1

JONES FRANCIS E/JONES TOBEY
5814 SHINDLER DRIVE
JACKSONVILLE, FL 32222

2023

25-2N-23-0000-0002-0000

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 70
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02

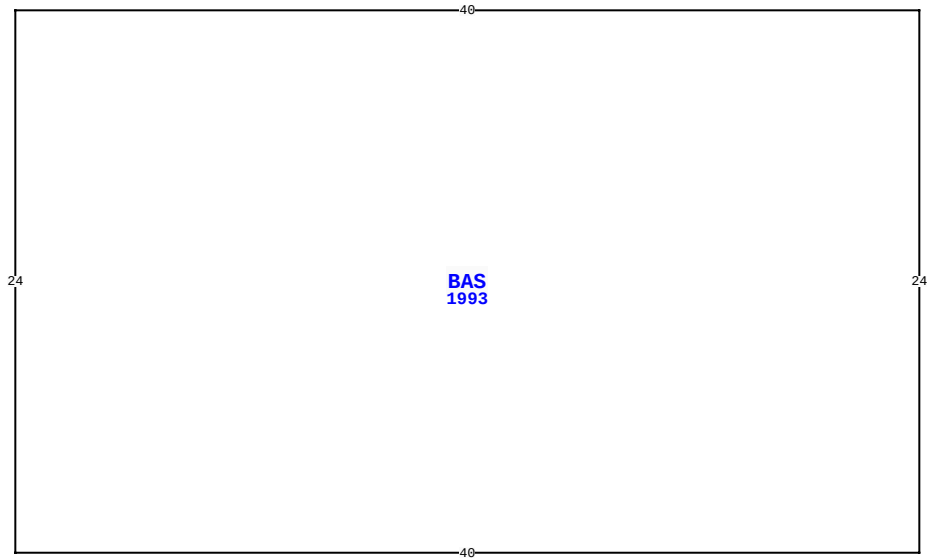
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	10,203
TOTALS	960		960	10,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	960	81.7600	53.14	51,014	1985	1985	0	0	20	70.00	20.00

2 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



6152 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	10,203
TOTAL MARKET OB/XF VALUE	2,747
TOTAL LAND VALUE - MARKET	71,280
TOTAL MARKET VALUE	84,230
SOH/AGL Deduction	17,768
ASSESSED VALUE	66,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,462
TOTAL JUST VALUE	84,230
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2260/0919	3/11/2019	QC	U	I	11	11,500
GRANTOR: ROYAL PHILLIP D						
GRANTEE: JONES FRANCIS E & T						
1754/1772	9/07/2011	QC	U	I	11	100
GRANTOR: ROYAL ROBERT RICHARD						
GRANTEE: ROYAL ROBERT RICHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E40 N24$.

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	0940	SHEDS/PORT	0	0	8	14	112.00	SF	19.50	19.50	100	1975	1975	3	20	437	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
7	1242	WD DECK A	0	0	7	15	105.00	SF	10.00	10.00	100	1996	1996	3	20	210	

LAND DESCRIPTION

TOTAL OB/XF 2,747

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	000102	C	SFR/MH	0	0004	OR	0.00	0.00	2.64	AC		1.00	1.00	0.90	30,000.00	27,000.00	71,280							

REVIEW DATE 08/03/2018 BY TW Total Acres: 2.64 Total Land Value: 71,280 Market: 0 Agricultural: 0 Common: 71,280 PRINTED 08/02/2023 BY SYS