PT NE1/4 OF SE1/4
IN OR 2244/1772

AURAND KAREN I & ARTHUR M/
5086 RIVER RD
HILLIARD, FL 32046

2024

23-2N-23-0000-0010-0080

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

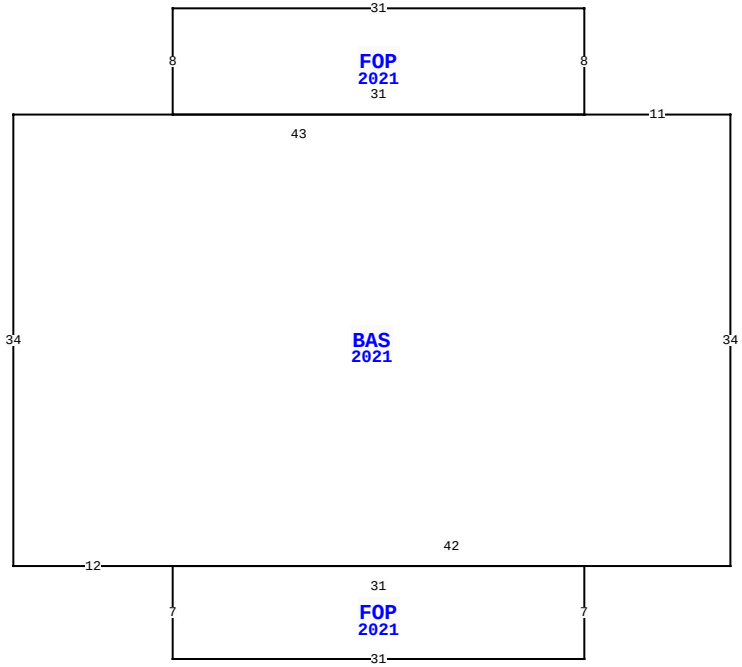
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	268,269
FOP	217	30	65	9,497
FOP	248	30	74	10,813
TOTALS	2,301		1,975	288,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,975	97.9020	146.85	290,029	2021	2021	0	0	0	0.50	99.50

2 SFR CUST – 100% - 2019 Heated Area: 1836 HX Base Yr 2019



5086 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		288,579
TOTAL MARKET OB/XF VALUE		10,928
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		329,507
SOH/AGL Deduction		50,867
ASSESSED VALUE		278,640
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		228,640
TOTAL JUST VALUE		329,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012739	NEW CONSTR	238,641	12/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2244/1772	12/16/2018	QC	U	I	11	10,000

GRANTOR: KYLE CONNIE LOUISE HA

GRANTEE: AURAND KAREN I & AR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W11 FOP=[YR=2021] N8 W31 S8 E31$ W43 S34 E12
FOP=[YR=2021] S7 E31 N7 W31$E42 N34$.

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	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2000	2000	3	20	256	
2	0812	CONCRETE C	0	100	0	0	2,695.00	SF	4.00	4.00	100	2021	2021	3	99	10,672	

LAND DESCRIPTION

TOTAL OB/XF 10,928

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

REVIEW DATE 12/09/2021 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS