



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	04	PLYWOOD	10
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
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
Occupancy	00	NONE	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,922	108.3880	102.97	197,908	1977	1977	0	0	0	23.00	77.00

1 SINGLE FAM - 100% - 1997 Heated Area: 1614 HX Base Yr 1997

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE		152,389		
TOTAL MARKET OB/XF VALUE		19,011		
TOTAL LAND VALUE - MARKET		75,000		
TOTAL MARKET VALUE		246,400		
SOH/AGL Deduction		118,029		
ASSESSED VALUE		128,371		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		78,371		
TOTAL JUST VALUE		246,400		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		241,153		

Quality		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	1,614	100	1,614	127,969
FGR	528	55	290	22,993
FOP	60	30	18	1,427
TOTALS	2,202		1,922	152,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3883	REPAIR/RRF	2,700	02/18/1987
BP2838	SWIM POOL	8,800	01/01/1984

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1920/0455	3/12/2014	QC	U	I	11	100
GRANTOR: NELSON ROBERT S & PAM						
GRANTEE: NELSON PAMELA A						
0745/1628	12/06/1995	WD	Q	I		95,500
GRANTOR: WILLHITE GEORGE L & A						
GRANTEE: NELSON ROBERT S & P						

EXTRA FEATURES																	
L N	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	0810	CONCRETE A	0	100	0	0	215.00	SF	6.50	6.50	100	1980	1980	3	32.5	454	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	40	1,400	
3	0861	POOL GUNIT	0	100	38	16	608.00	SF	85.00	85.00	100	1985	1985	3	20	10,336	
5	0812	CONCRETE C	0	100	0	0	2,141.00	SF	4.00	4.00	100	1986	1986	3	49.5	4,239	
6	0845	KOOL DECK	0	100	100	3	300.00	SF	7.25	7.25	100	1985	1985	3	47	1,022	
7	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	1998	1998	3	26	1,560	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/16/2023	MLU

5115 RIVER RD, HILLIARD

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W60 S29 E26 FOP=[YR=1993] E12 FGR=[YR=1993] S21 E22 N24 W22 S3 \$ N5 W12 S5 \$ N5 E12 S2 E22 N26 \$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000								