PT E1/2 & W1/2 OF NE1/4 OF
SE1/4 IN OR 2562/979

CREWS RONALD L & BETTY J L/E/
5153 RIVER ROAD
HILLIARD, FL 32046

2024

23-2N-23-0000-0011-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

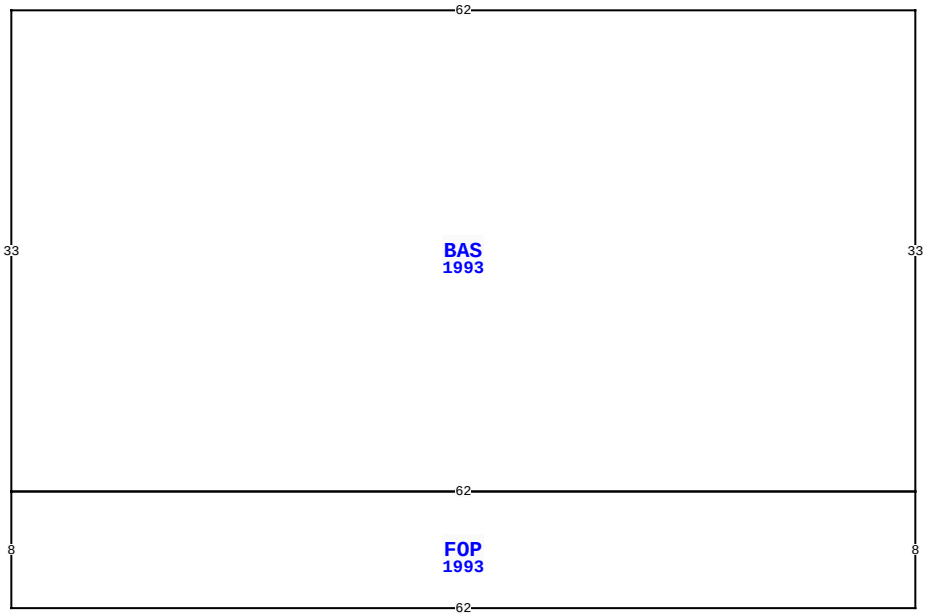
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2,046	211,525
FOP	496	30	149	15,404
TOTALS	2,542		2,195	226,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,195	110.8233	138.53	304,073	1986	1986	0	0	0	25.37	74.63

1 SNGL FAM – 100% - 0 Heated Area: 2046 HX Base Yr



5153 RIVER RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		226,930
TOTAL MARKET OB/XF VALUE		9,287
TOTAL LAND VALUE - MARKET		86,500
TOTAL MARKET VALUE		322,717
SOH/AGL Deduction		186,383
ASSESSED VALUE		136,334
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,334
TOTAL JUST VALUE		322,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B27787	ADDITION	0	10/01/2013
B029922	GARAGE	23,760	07/01/2002
MH951127	MH MOVE-ON	0	01/01/1996
MH951127	MH MOVE-ON	0	12/01/1995
B951707	XFOB	2,000	02/01/1995
3118	NEW CONSTR	39,100	12/12/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2562/0979	5/11/2022	LE	U	I	14	100
GRANTOR: CREWS RONALD L & BETT						
GRANTEE: CREWS RONALD L & BE						
0290/0155	4/01/1979	WD	Q	V		12,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S33 FOP=[YR=1993] S8 E62 N8 W62$ E62 N33$
.

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	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	1995	1995	3	70	2,184	
2	0510	GARAGE WD-	0	100	30	24	720.00	SF	29.75	29.75	100	2002	2002	3	30	6,426	
3	0820	WOOD WALK	0	100	12	12	144.00	SF	11.75	11.75	100	2013	2013	3	40	677	

LAND DESCRIPTION

TOTAL OB/XF 9,287

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	3.46	AC		1.00	1.00	1.00	25,000.00	25,000.00	86,500							

REVIEW DATE 08/06/2021 BY TWA Total Acres: 3.46 Total Land Value: 86,500 Market: 0 Agricultural: 0 Common: 86,500 PRINTED 08/06/2024 BY SYS