PT OF SE1/4 OF SE1/4
IN OR 779 PG 110
R672264 & R672265

CARTER MELVIN OR SHEILA A/
PO BOX 6
CALLAHAN, FL 32011-0006

2024

23-2N-23-0000-0013-0050

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	05	Quality Level 05

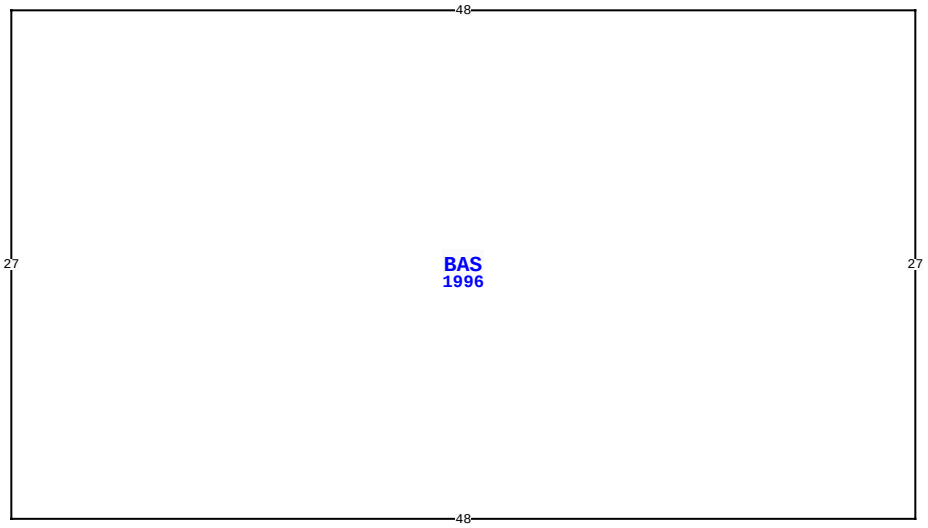
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	48,009
TOTALS	1,296		1,296	48,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	141.1200	105.84	137,169	1996	1996	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 1997 Heated Area: 1296 HX Base Yr 1997



5179 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		48,009
TOTAL MARKET OB/XF VALUE		384
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		133,393
SOH/AGL Deduction		71,535
ASSESSED VALUE		61,858
TOTAL EXEMPTION VALUE	HX HB	36,858
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		133,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0779/0110	12/11/1996	QC	U	V	06	100
GRANTOR: CARTER LUTHER E & SHI						
GRANTEE: CARTER MELVIN OR SH						
0354/0547	2/01/1982	WD	U	V		4,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S27 E48 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	1242	WD DECK A	0	100	24	8	192.00	SF	10.00	10.00	100	1999	1999	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 384

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	100		OR	0.00	0.00	3.40	AC		1.00	1.00	1.00	25,000.00	25,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.40 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS