PT OF SW1/4 OF SW1/4
R107543
IN OR 1010/1964

DURDEN FREDRICK M & SHARON L/
PO BOX 214
CALLAHAN, FL 32011-0214

2024

24-2N-23-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

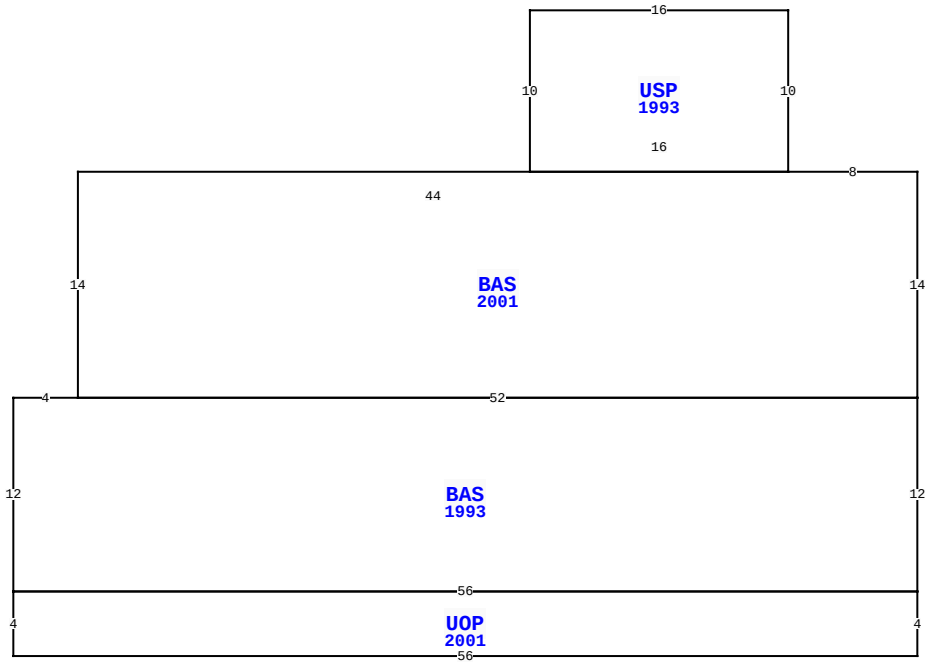
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	16,864
BAS	728	100	728	18,269
UOP	224	25	56	1,405
USP	160	50	80	2,008
TOTALS	1,784		1,536	38,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,536	119.5000	83.65	128,486	1973	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1400 HX Base Yr



5226 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		38,546
TOTAL MARKET OB/XF VALUE		746
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		75,292
SOH/AGL Deduction		41,292
ASSESSED VALUE		34,000
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,000
TOTAL JUST VALUE		75,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26214	ADDITION	15,145	08/02/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1010/1964	10/04/2001	WD	U	I	07	100
GRANTOR: GEIGER KAY D						
GRANTEE: DURDEN FREDRICK & S						
0748/1927	1/18/1996	WD	U	I	10	5,500
GRANTOR: GEIGER KAY P						
GRANTEE: DURDAN FREDRICK & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W8 USP=[YR=1993] N10 W16 S10 E16 $ W44 S14
BAS=[YR=1993] W4 S12 UOP=[YR=2001] S4 E56 N4 W56 $ E56 N12
W52 $ E52 N14 $.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	21.30	21.30	100	1990	1990	3	20	426	
2	1242	WD DECK A	0	100	0	0	160.00	SF	10.00	10.00	100	2001	2001	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 746

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	0004	OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 1.20 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/06/2024 BY SYS