

**COLLINS JOHN C & JACKIE D**  
5369 RIVER ROAD  
HILLIARD, FL 32046

**24-2N-23-0000-0003-0050**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall  
Roof Structur

1003ABOVE AVG 100  
GABLE/HIP 100

Roof Cover  
Interior Wall  
Interior Wall  
Interior Floor  
Interior Floor  
Air Condition

120605140803MODULAR MT 100  
CUST PANEL 60  
DRYWALL 40  
CARPET 80  
SHT VINYL 20  
CENTRAL 100

Heating Type  
Bedrooms  
Bathrooms

0421002100AIR DUCTED 100  
2 100  
2 100

Frame  
Stories  
Units  
Occupancy

021.000100WOOD FRAME 100  
1. 100  
0 100  
NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA09

NEIGHBORHOOD/LOC

9003.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,5321001,532142,159  
FOP332301009,279  
FOP4603013812,806  
FST5655312,876  
FST7255403,712  
PTO4145211,948

TOTALS

2,8661,862172,780

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199019903682,380  
20811CONCRETE B010000897.00SF5.205.20100199219923642,985  
40510GARAGE WD-01004024960.00SF35.0035.00100200020003289,408  
50351CARPORT MT01002520500.00SF10.0010.00100200820083351,750

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDD

010011,862115.2480109.49203,8701990199000015.2584.75

1 SINGLE FAM - 100% - 2019Heated Area: 1532HX Base Yr 2019

FST 1993BAS 1993FOP 1993

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/13/2023MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 26

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE192,099  
TOTAL MARKET OB/XF VALUE16,523  
TOTAL LAND VALUE - MARKET62,100  
TOTAL MARKET VALUE270,722  
SOH/AGL Deduction75,405  
ASSESSED VALUE195,317  
TOTAL EXEMPTION VALUEHX HB50,000  
BASE TAXABLE VALUE145,317  
TOTAL JUST VALUE270,722  
NCON VALUE0  
INCOME VALUE  
PREVIOUS YEAR MKT VALUE263,689

PERMIT NUMDESCRIPTIONAMTISSUED

B240005964PRIVATE PROVIDER154,05605/16/2024  
7375ADDITION7,24007/08/1991  
7173GARAGE11,92404/19/1991  
6586NEW CONSTR53,71807/06/1990

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2241/077510/30/2018WDQI01192,500

GRANTOR: BOATRRIGHT WALTER JUNI  
GRANTEE: COLLINS JOHN C & JA  
2162/071811/27/2017FJU I 110  
GRANTOR: WILLIAMS THOMAS E EST  
GRANTEE: BOATRIGHT WALTER J

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W18 FOP=[YR=1993] W10 BAS=[YR=1993] W18 S8 L2 D2 S6 R2 D2 FST=[YR=1993] S8 E7 N8 W7\$ E7 S8 W7 S24 FOP=[YR=1993] S10 E46 N10 W46 \$ E46 N24 W28 FST=[YR=1993] W8 N9 E8 S9\$ N26\$ S17 W8 S9 E18 N26\$ S23 E18 N23\$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSDUNIT TYPEDTDPHFAC% CONDDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES1000004OR0.000.002.76AC1.001.000.7530,000.0022,500.0062,100

REVIEW DATE01/06/2023BYWWA

Total Acres: 2.76Total Land Value: 62,100Market: 0Agricultural: 0Common: 62,100PRINTED 08/06/2024 BY SYS

**COLLINS JOHN C & JACKIE D**  
5369 RIVER ROAD  
HILLIARD, FL 32046

**24-2N-23-0000-0003-0050**

[illegible]