



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	06	Quality Level 06
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	2,052	100	2,052	117,641
TOTALS	2,052		2,052	117,641

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0800	02	2,052	152.8800	114.66	235,282	2002	2002	0	0
1 M/H 94+ - 100% - 2003									
Heated Area: 2052									
HX Base Yr 2003									

27

76

27

76

BAS 2002

5234 RIVER RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2002	2002	3	86	3,010	
100	2004	2004	3	22	317	

TOTAL OB/XF									
3,327									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		117,641	
TOTAL MARKET OB/XF VALUE		3,327	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		150,968	
SOH/AGL Deduction		82,175	
ASSESSED VALUE		68,793	
TOTAL EXEMPTION VALUE		HX HB WX 48,793	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		150,968	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		147,586	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1179/0529	10/08/2003	WD	U	I	07	100	
GRANTOR: HIGGINBOTHAM ALBERT L							
GRANTEE: DURRANT PATRICK & D							
1106/0934	1/09/2003	WD	U	I	13	27,000	
GRANTOR: HIGGINBOTHAM ALBERT L							
GRANTEE: DURRANT PATRICK & D							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2002] W76 S27 E76 N27\$.									