

IN OR 2325/1770
EX 3-10
2003 FTWD DW/MH

COUILLARD TRACY ANN
5252 RIVER ROAD
HILLIARD, FL 32046

2024

24-2N-23-0000-0003-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
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	1,560	100	1,560	99,892
TOTALS	1,560		1,560	99,892

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	1242	WD DECK A
2	0751	UOP

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,560	129.3600	97.02	151,351	2002	2010	0	0	34.00	66.00
1 M/H 94+ - 100% - 2020											
Heated Area: 1560											
HX Base Yr 2020											
5252 RIVER RD, HILLIARD											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/13/2023 MLU											

L N	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	12	12	144.00	SF	10.00	10.00	100	2000	2000	3	20	288	
2	0751	UOP	0 100	16	10	160.00	SF	10.00	10.00	100	2005	2005	3	40	640	

TOTAL OB/XF											
928											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		99,892	
TOTAL MARKET OB/XF VALUE		928	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		130,820	
SOH/AGL Deduction		27,051	
ASSESSED VALUE		103,769	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		53,769	
TOTAL JUST VALUE		130,820	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		127,047	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24860	ADDITION	3,125	06/01/2011
B23798	CARPORT	7,496	07/01/2010
B22699	DEMOLITION	100	07/01/2009
MH023872	MH MOVE-ON	0	07/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/1770	10/26/2019	WD	Q	I	01	120,000
GRANTOR: MCCOY DENTON L & KARI						
GRANTEE: COUILLARD TRACY ANN						
1522/1677	9/04/2007	WD	Q	I		108,500
GRANTOR: DELAGE PAUL TRUSTEE						
GRANTEE: MCCOY DENTON L & KA						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2002] W52 S30 E52 N30\$.																