PT SW1/4 OF SW1/4
IN OR 2534/968

SANCHEZ PAUL M & ANTOINETTE
5250 BLACK RD
MILTON, FL 32583

2024

24-2N-23-0000-0003-0130

BUILDING CHARACTERISTICS

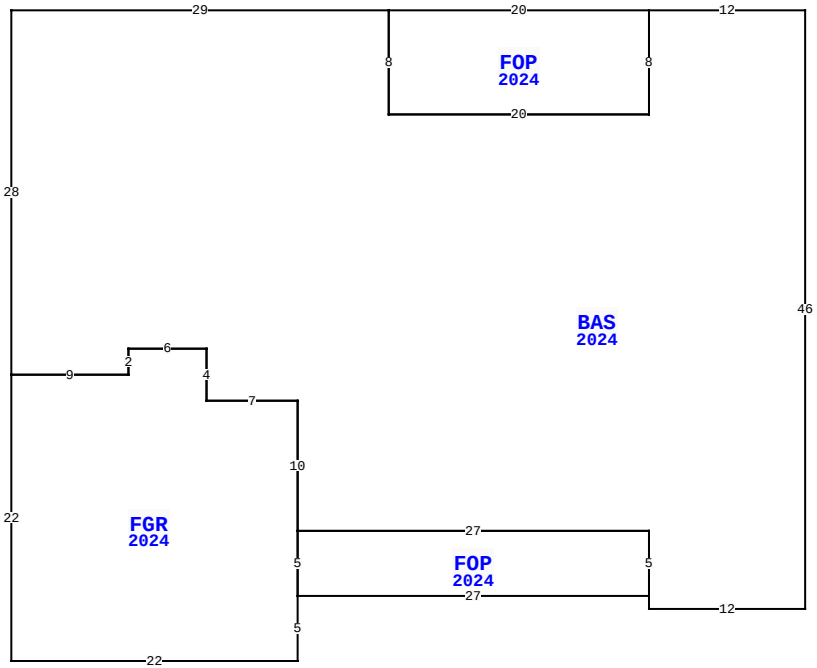
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,090	100	2,090	312,455
FGR	482	55	265	39,618
FOP	135	30	40	5,980
FOP	160	30	48	7,176
TOTALS	2,867		2,443	365,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,443	99.6660	149.50	365,228	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 2090 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/18/2023 MLU
AG DATE	

5372 RIVER RD, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	365,228
TOTAL MARKET OB/XF VALUE	7,990
TOTAL LAND VALUE - MARKET	62,000
TOTAL MARKET VALUE	435,218
SOH/AGL Deduction	0
ASSESSED VALUE	435,218
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	435,218
TOTAL JUST VALUE	435,218
NCON VALUE	373,218
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008531	CO ISSUED		07/03/2023
22008468	NEW CONSTR	349,763	06/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/0968	1/26/2022	WD	Q	V	01	75,000

GRANTOR: BENNETT'S PROPERTY SE

GRANTEE: SANCHEZ PAUL M & AN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=170,0] W12 S8 W20 N8 W29 S28 E9 N2 E6 S4 E7 S10 E27 S5 S1 E12 N46 $
FOP=[YR=2024;ORIG=158,0] W20 S8 E20 N8 $
FOP=[YR=2024;ORIG=158,40] W27 S5 E27 N5 $
FGR=[YR=2024;ORIG=131,50] N5 N5 N10 W7 N4 W6 S2 W9 S22 E22 $
.

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	0811	CONCRETE B	0	0	0	0	575.00	SF	5.20	5.20	100	2024	2023		100	2,990	
2	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 7,990

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	000115	C	SFR ACRES	0		OR	0.00	0.00	3.10	AC		1.00	1.00	1.00	20,000.00	20,000.00	62,000							

REVIEW DATE 07/28/2023 BY WW Total Acres: 3.10 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 08/06/2024 BY SYS