IN OR 1901/1652
2014 TOWNHOME DW/MH

FOX KYLEE R
5062 RIVER RD
HILLIARD, FL 32046

2025

23-2N-23-0000-0010-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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
Occupancy	00	NONE 100

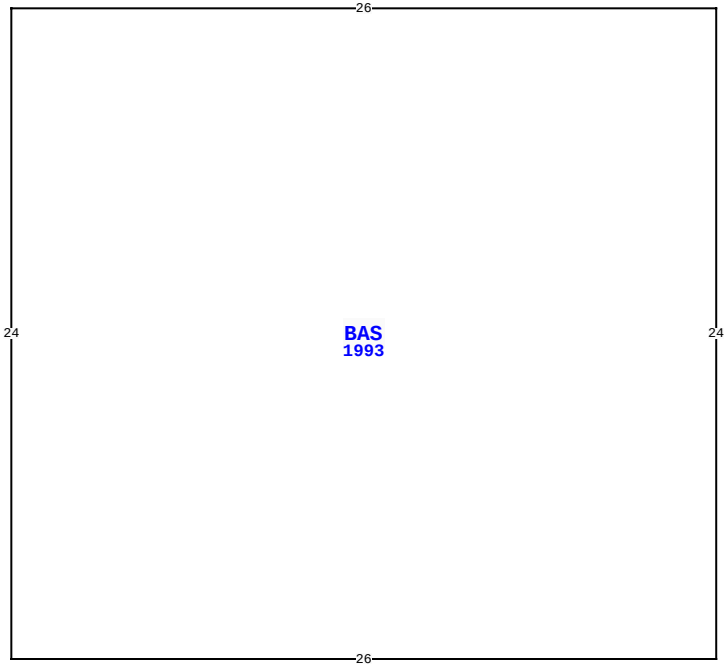
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1993	624	56,154
TOTALS	624			624	56,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	624	111.1000	111.10	69,326	1977	1977	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2015 Heated Area: 624 HX Base Yr 2015



5062 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		56,154
TOTAL MARKET OB/XF VALUE		6,600
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		132,754
SOH/AGL Deduction		39,772
ASSESSED VALUE		92,982
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,260
TOTAL JUST VALUE		132,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145553	CO ISSUED	0	08/15/2014
145553	MH MOVE-ON	0	04/01/2014
143077	MH MOVE-ON	0	03/26/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1901/1652	11/24/2013	QC	U	I	11	100

GRANTOR: MALLARD WILLIAM DANIE

GRANTEE: FOX KYLEE R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S24 E26 N24$.

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	30.00	30.00	100	1985	1985	3	20	600	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2014	2014	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,600

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	000100	C	RES	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 03/17/2021 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS