PT NE1/4 OF SE1/4
IN OR 776/1862
(EX OR 2244/1772)

HAYES CONNIE LOUISE
643 JONES ROAD
JACKSONVILLE, FL 32220

2025

23-2N-23-0000-0010-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

5110 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,725
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	52,725
SOH/AGL Deduction	17,728
ASSESSED VALUE	34,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,997
TOTAL JUST VALUE	52,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003324	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0776/1862	11/15/1996	QC	Q	I	06	100
GRANTOR: MALLARD DORIS LOUISE						
GRANTEE: HAYES CONNIE LOUISE						
0208/0628	1/01/1975	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0510	GARAGE WD-	0	0	16	20	320.00	SF	26.95	26.95	100	1980	1980	3	20	1,725	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1984	1984	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 7,725

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	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS