

CREWS RONALD L & BETTY J L/E/
5153 RIVER ROAD
HILLIARD, FL 32046

23-2N-23-0000-0011-0070

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

20 FACE BRICK 90
05 AVERAGE 10

RooF Structur
RooF Cover

03 GABLE/HIP 100
12 MODULAR MT 100

Interior Wall
Interior Wall
Interior Floo
Interior Floo

05 DRYWALL 90
04 PLYWOOD 10
14 CARPET 90
08 SHT VINYL 10

Air Condition
Heating Type
Bedrooms

03 CENTRAL 100
04 AIR DUCTED 100
3 100

Bathrooms
Frame
Stories
Units
BUD8 Adjustme
Occupancy

2 100
02 WOOD FRAME 100
1. 1. 100
0 100
06 DIST 1D 100
00 NONE 100

Quality

04 Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA09

NEIGHBORHOOD/LOC

9003.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,04610019932,046221,818
FOP49630199314916,154

TOTALS2,5422,195237,972

EXTRA FEATURES

5153 RIVER RD, HILLIARD

L NOB/XF CODEDESCRIPTIONBLDCAPLWTOTADJ UNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000600.00SF5.205.20100199519953682,122
20510GARAGE WD-01003024720.00SF29.7529.75100200220023296,212
30820WOOD WALK01001212144.00SF11.7511.7510020132013340677

LAND DESCRIPTION

TOTAL OB/XF9,011

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNITTYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000004OR0.000.003.46AC1.001.001.0030,000.0030,000.00103,800

REVIEW DATE08/06/2021BYTWA

Total Acres: 3.46Total Land Value: 103,800Market: 0Agricultural: 0Common: 103,800PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,195110.8233146.29321,107198619860025.8974.11

1 SNGL FAM - 100% - 0Heated Area: 2046HX Base Yr 1981

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE237,972
TOTAL MARKET OB/XF VALUE9,011
TOTAL LAND VALUE - MARKET103,800
TOTAL MARKET VALUE350,783
SOH/AGL Deduction210,495
ASSESSED VALUE140,288
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE89,566
TOTAL JUST VALUE350,783
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE322,717

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2562/09795/11/2022LEUI14100

GRANTOR: CREWS RONALD L & BETT
GRANTEE: CREWS RONALD L & BE
0290/01554/01/1979WDQV12,500
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S33 FOP=[YR=1993] S8 E62 N8 W62\$ E62 N33\$
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