PT OF SW1/4 OF SW1/4
UNR A/A EX 3-7
IN OR 2229/459

HEWETT DOUGLAS S & DAWN S/
5323 RIVER RD
HILLIARD, FL 32046

2025

24-2N-23-0000-0003-0010

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

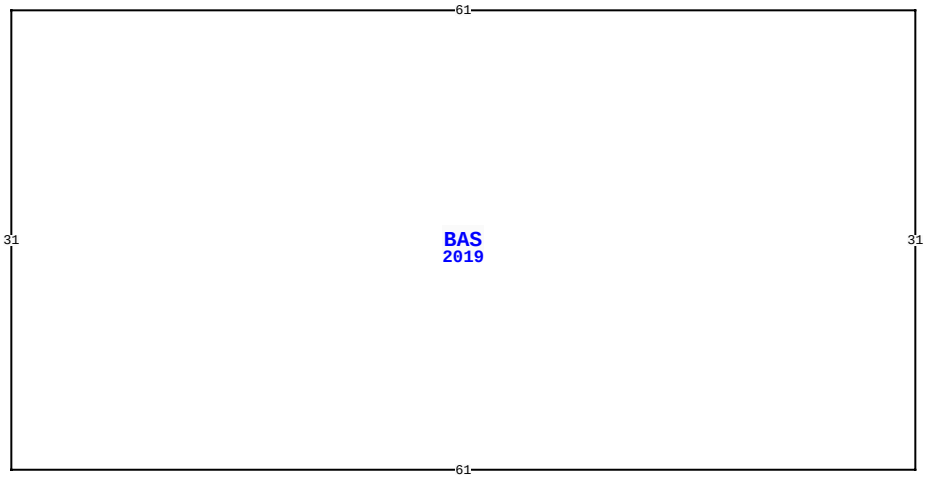
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100	2019	1,891	204,493
TOTALS	1,891			1,891	204,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,891	136.8000	116.28	219,885	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2020 Heated Area: 1891 HX Base Yr 2020



5323 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		227,122
TOTAL MARKET OB/XF VALUE		18,420
TOTAL LAND VALUE - MARKET		77,850
TOTAL MARKET VALUE		323,392
SOH/AGL Deduction		169,217
ASSESSED VALUE		154,175
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,453
TOTAL JUST VALUE		323,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004194	CO ISSUED	0	04/25/2019
19003659	GARAGE	57,360	04/11/2019
19002468	MH MOVE-ON	8,629	03/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2229/0459	10/09/2018	WD	Q	V	02	28,000
GRANTOR: BOATRIGHT WALTER J &						
GRANTEE: HEWETT DOUGLAS S &						
2229/0456	10/03/2018	WD	U	V	11	100
GRANTOR: GEIGER KAY D						
GRANTEE: BOATRIGHT WALTER J						

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	100	0	0	837.00	SF	5.20	5.20	100	2019	2019	3	97	4,222	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
3	0351	CARPORT MT	0	100	40	20	800.00	SF	10.00	10.00	100	2020	2020	3	86	6,880	
4	0752	USP	0	100	24	12	288.00	SF	15.00	15.00	100	2020	2020	3	90	3,888	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W61 S31 E61 N31$.

LAND DESCRIPTION

TOTAL OB/XF 18,420

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	1.73	AC		1.00	1.00	1.00	45,000.00	45,000.00	77,850							

REVIEW DATE 06/04/2019 BY TW Total Acres: 1.73 Total Land Value: 77,850 Market: 0 Agricultural: 0 Common: 77,850 PRINTED 07/30/2025 BY SYS

PT OF SW1/4 OF SW1/4
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

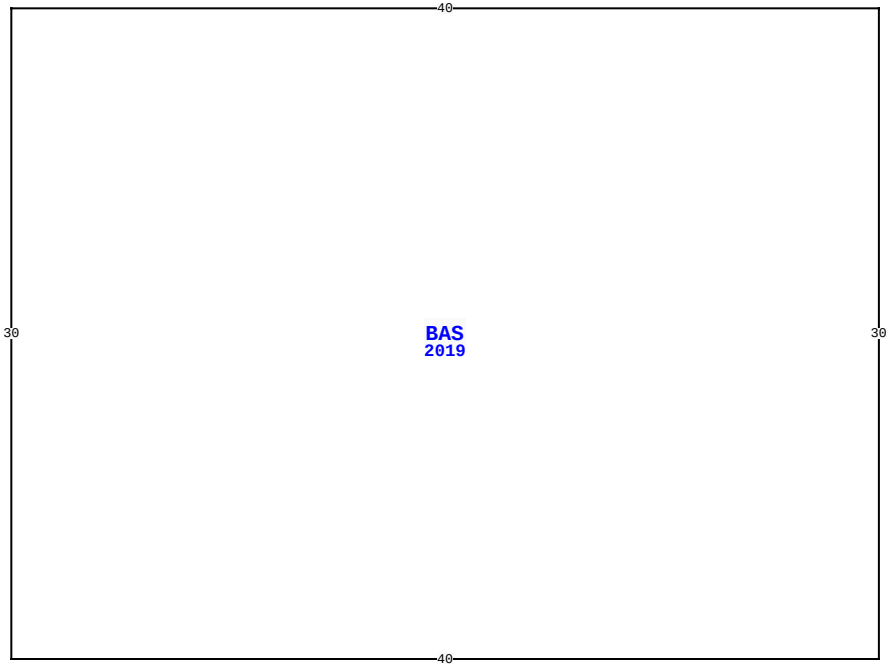
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2019	1,200	22,629
TOTALS	1,200			1,200	22,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	53.6360	19.85	23,820	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2020 Heated Area: 1200 HX Base Yr 2020



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2229/0456	10/03/2018	WD	U	V	11	100
GRANTOR: GEIGER KAY D						
GRANTEE: BOATRIGHT WALTER J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S30 E40 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/04/2019 BY TW Total Acres: 1.73 Total Land Value: 77,850 Market: 0 Agricultural: 0 Common: 77,850 PRINTED 07/30/2025 BY SYS