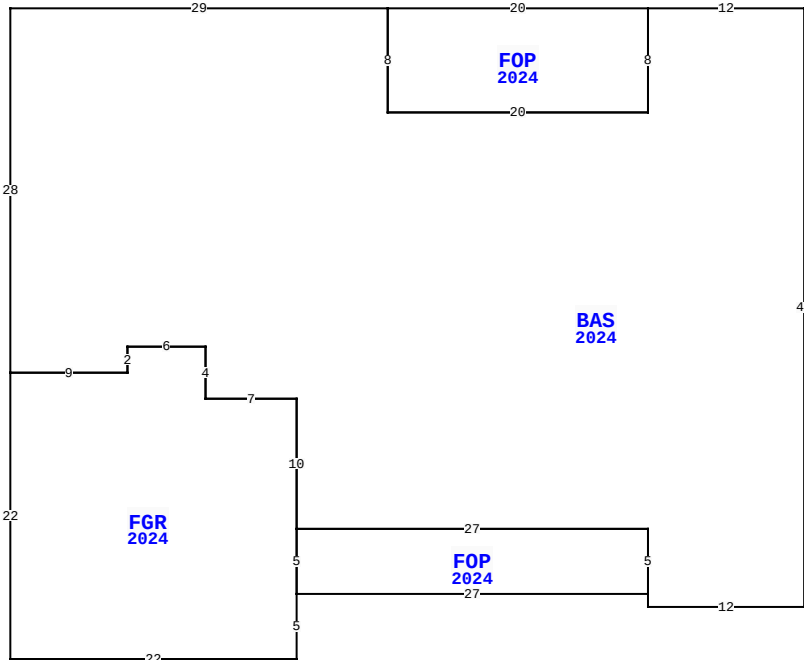


SANCHEZ PAUL M & ANTOINETTE
5250 BLACK RD
MILTON, FL 32583

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

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1													
Exterior Wall	31	HARDIE BRD 90	0900	01	2,443	111.6220		147.34			359,952	2023	2023	0	0	0	0.05	99.95										
Exterior Wall	21	STONE 10	1 SNGL FAM - 0% - 2024													Heated Area: 2090					HX Base Yr							
Roof Structure	03	GABLE/HIP 100																										
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floor	13	LVT/LAMNT 100																										
Air Conditioning	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			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	2,090	100	2024	2,090	307,787																							
FGR	482	55	2024	265	39,025																							
FOP	135	30	2024	40	5,891																							
FOP	160	30	2024	48	7,068																							
TOTALS			2,867			2,443	359,772																					
EXTRA FEATURES			5372 RIVER RD, HILLIARD																									
L N	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	575.00	SF	5.20	5.20	100	2024	2023		100	2,990													
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500													
TOTAL OB/XF 6,490																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	3.10	AC		1.00	1.00	1.00	30,000.00	30,000.00	93,000											
REVIEW DATE 07/28/2023 BY WW Total Acres: 3.10 Total Land Value: 93,000 Market: 0 Agricultural: 0 Common: 93,000 PRINTED 07/30/2025 BY SYS																												