

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

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

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

20FACE BRICK 90

Exterior Wall

05AVERAGE 10

Roof Structure

03GABLE/HIP 100

Roof Cover

12MODULAR MT 100

Interior Wall

05DRYWALL 90

Interior Wall

04PLYWOOD 10

Interior Floor

14CARPET 90

Interior Floor

08SHT VINYL 10

Air Condition Heating Type Bedrooms

03CENTRAL 100
04AIR DUCTED 100
3 100

Bathrooms Frame Stories Units BUD8 Adjustme Occupancy

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

Quality

04Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA09

NEIGHBORHOOD/LOC

9003.00

TOTALS

2,5422,195248,821

EXTRA FEATURES

5153 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

2

0510

GARAGE WD-

0100

30 24

720.00 SF

35.00

35.00

100

2002

2002

3

28

7,056

3

0820

WOOD WALK

0100

12 12

144.00 SF

11.75

11.75

100

2013

2013

3

40

677

LAND DESCRIPTION

TOTAL OB/XF7,733

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

3.46 AC

1.00

1.00

1.00

28,000.00

28,000.00

96,880

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 3.46

Total Land Value: 96,880

Market: 0

Agricultural: 0

Common: 96,880

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB EYBECONFNCTNORM% CONDV

0900012,195110.8233154.04338,118198619860026.4173.59

Heated Area: 2046HX Base Yr 1981

Basement

FOP1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/08/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE248,821

TOTAL MARKET OB/XF VALUE7,733

TOTAL LAND VALUE - MARKET96,880

TOTAL MARKET VALUE353,434

SOH/AGL Deduction209,358

ASSESSED VALUE144,076

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE92,665

TOTAL JUST VALUE353,434

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE350,783

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CD SALE PRICE

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\$.