PT SEC 24-2N-23E
IN OR 2647/1649
(EX PT IN OR 2535/342 &

COLLINS CHASE K & JORDAN T
5494 RIVER RD
HILLIARD, FL 32046

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

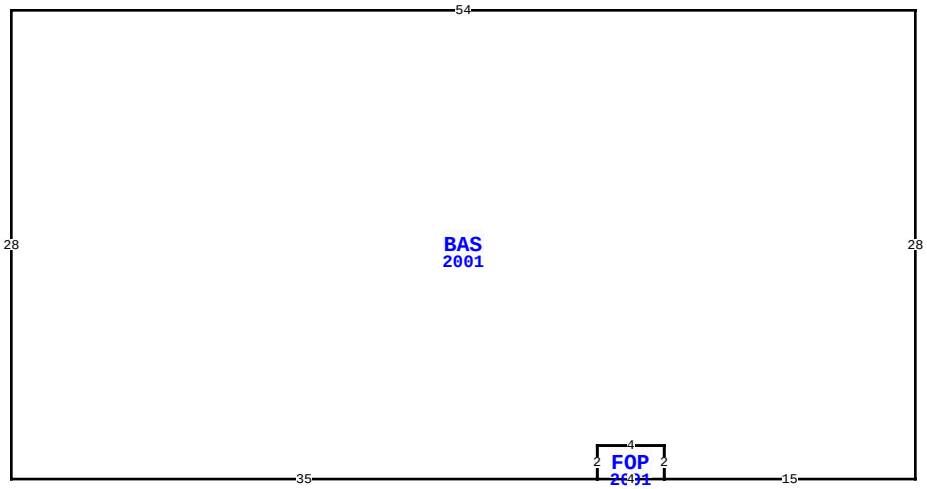
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	2001	1,504	89,798
FOP	8	30	2001	2	120
TOTALS	1,512			1,506	89,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,506	135.0800	114.82	172,919	1989	2005	0	0	0	48.00	52.00

1 M/H 93- 100% - 2024 Heated Area: 1504 HX Base Yr 2024



5494 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		89,918
TOTAL MARKET OB/XF VALUE		5,410
TOTAL LAND VALUE - MARKET		71,200
TOTAL MARKET VALUE		166,528
SOH/AGL Deduction		17,590
ASSESSED VALUE		148,938
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,527
TOTAL JUST VALUE		166,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3497	MH MOVE-ON	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/1649	6/13/2023	WD	Q	I	01	187,400
GRANTOR: BENNETTS PROP SERVICE						
GRANTEE: COLLINS CHASE K & J						
2477/0219	7/06/2021	WD	U	I	11	100
GRANTOR: BENNETTS PROP SERVICE						
GRANTEE: BENNETTS PROPERTY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W54 S28 E35 FOP=[YR=2001] E4 N2 W4 S2$ N2 E4 S2 E15 N28 $.

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	0681	POLE SHED	0	100	40	20	800.00	SF	15.00	15.00	100	2001	2001	3	27	3,240	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 5,410

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	1.78	AC		1.00	1.00	1.00	40,000.00	40,000.00	71,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.78 Total Land Value: 71,200 Market: 0 Agricultural: 0 Common: 71,200 PRINTED 07/09/2026 BY SYS