PT OF SW1/4 OF SW1/4
IN OR 2800/1638

DURDEN FREDRICK M & SHARON CARTER L/E/
PO BOX 214
CALLAHAN, FL 32011-0214

2026

24-2N-23-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

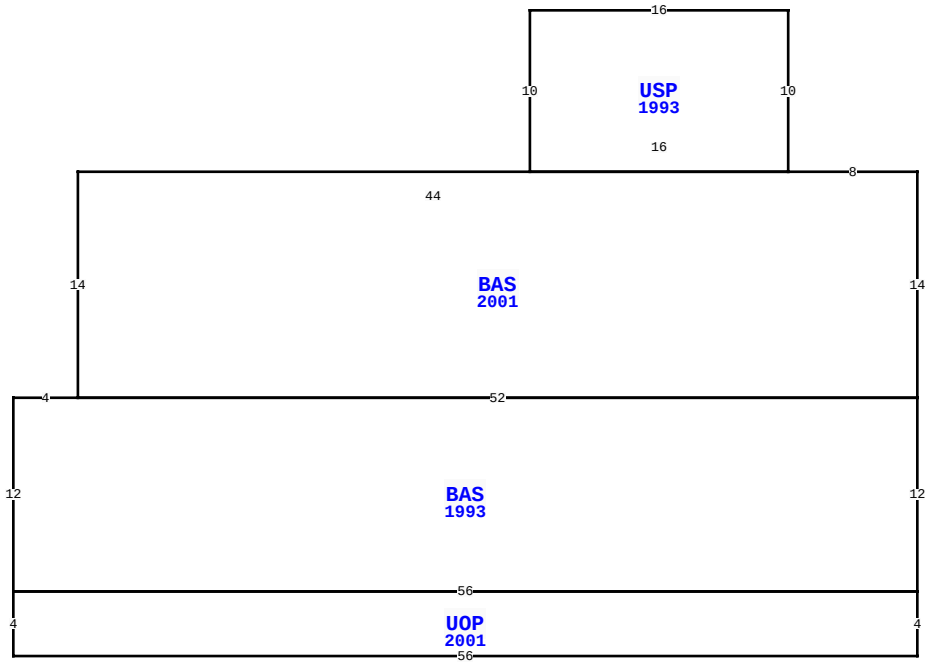
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	20,479
BAS	728	100	2001	728	22,185
UOP	224	25	2001	56	1,706
USP	160	50	1993	80	2,438
TOTALS	1,784			1,536	46,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,536	119.5000	101.58	156,027	1973	1983	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1400 HX Base Yr 1983



5226 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		46,808
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		94,808
SOH/AGL Deduction		59,141
ASSESSED VALUE		35,667
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,667
TOTAL JUST VALUE		94,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26214	ADDITION	15,145	08/02/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2800/1638	7/15/2025	LE	U	I	11	100
GRANTOR: DURDEN FREDRICK M & S						
GRANTEE: GREEN TIFFANY R						
1010/1964	10/04/2001	WD	U	I	07	100
GRANTOR: GEIGER KAY D						
GRANTEE: DURDEN FREDRICK & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W8 USP=[YR=1993] N10 W16 S10 E16 $ W44 S14
BAS=[YR=1993] W4 S12 UOP=[YR=2001] S4 E56 N4 W56 $ E56 N12
W52 $ E52 N14 $.

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
1	000100	C	RES	100	0004	OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	40,000.00	40,000.00	48,000							

REVIEW DATE 03/23/2026 BY WWA Total Acres: 1.20 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 07/09/2026 BY SYS