

COLLINS JOHN C & JACKIE D
5369 RIVER ROAD
HILLIARD, FL 32046

24-2N-23-0000-0003-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																											
CONSTRUCTION										VALUATION SUMMARY																																																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																									
Exterior Wall	10	ABOVE AVG 100								0100	01	1,862	115.2480	121.01	225,321	1990	1990		0	0	15.75	84.25	VALUATION BY																																								
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM 100% - 2019										Heated Area: 1532										HX Base Yr 2019										Tax Group: 6								Tax Dist:								STANDARD							
Roof Cover	12	MODULAR MT 100																		BUILDING MARKET VALUE										263,582																																	
Interior Wall	06	CUST PANEL 60																		TOTAL MARKET OB/XF VALUE										12,326																																	
Interior Wall	05	DRYWALL 40																		TOTAL LAND VALUE - MARKET										93,840																																	
Interior Floor	14	CARPET 80																		TOTAL MARKET VALUE										369,748																																	
Interior Floor	08	SHT VINYL 20																		SOH/AGL Deduction										112,463																																	
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										257,285																																	
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB								51,411																									
Bedrooms		2 100																		BASE TAXABLE VALUE										205,874																																	
Bathrooms		2 100																		TOTAL JUST VALUE										369,748																																	
Frame	02	WOOD FRAME 100																		NCON VALUE										0																																	
Stories	1.	1. 100								INCOME VALUE																																																					
Units		0 100								PREVIOUS YEAR MKT VALUE										339,570																																											
Occupancy	00	NONE 100																																																													
Quality		03	Quality Level 03																																																												
DOR CODE		0100	SINGLE FAMILY																																																												
MAP NUM			MKT AREA																																																												
NEIGHBORHOOD/LOC		9003.00																																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																									
BAS	1,532	100	1993		1,532	156,189																																																									
FOP	332	30	1993		100	10,195																																																									
FOP	460	30	1993		138	14,069																																																									
FST	56	55	1993		31	3,160																																																									
FST	72	55	1993		40	4,078																																																									
PTO	414	5	1993		21	2,141																																																									
TOTALS		2,866			1,862	189,833																																																									
EXTRA FEATURES										3569 RIVER RD, HILLIARD										BLD DATE										LGL DATE										05/08/2026 MLU																							
																				XF DATE										LAND DATE																																	
																				INC DATE										AG DATE																																	
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240																																															
3	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	2000	2000	3	26	8,736																																															
4	0351	CARPORT MT	0	100	25	20	500.00	SF	10.00	10.00	100	2008	2008	3	27	1,350																																															
LAND DESCRIPTION										TOTAL OB/XF										12,326																																											
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	2.76	AC		1.00	1.00	1.00	34,000.00	34,000.00	93,840																																														

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