IN OR 2325/1770
EX 3-10
2003 FTWD DW/MH

COUILLARD TRACY ANN
5252 RIVER ROAD
HILLIARD, FL 32046

2026

24-2N-23-0000-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

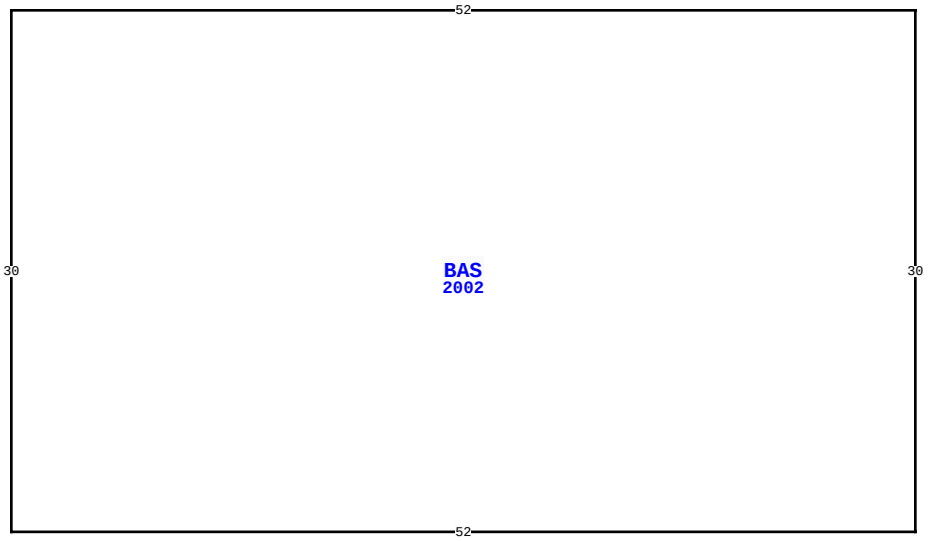
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2002	1,560	112,601
TOTALS	1,560			1,560	112,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	129.3600	116.42	181,615	2002	2010	0	0	0	38.00	62.00

1 M/H 94+ 100% - 2020 Heated Area: 1560 HX Base Yr 2020



5252 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		112,601
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		153,401
SOH/AGL Deduction		43,740
ASSESSED VALUE		109,661
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,250
TOTAL JUST VALUE		153,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24860	ADDITION	3,125	06/01/2011
B23798	CARPORT	7,496	07/01/2010
B22699	DEMOLITION	100	07/01/2009
MH023872	MH MOVE-ON	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2325/1770	10/26/2019	WD	Q	I	01	120,000
GRANTOR: MCCOY DENTON L & KARI						
GRANTEE: COUILLARD TRACY ANN						
1522/1677	9/04/2007	WD	Q	I		108,500
GRANTOR: DELAGE PAUL TRUSTEE						
GRANTEE: MCCOY DENTON L & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W52 S30 E52 N30$.

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	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2000	2000	3	20	288	
2	0751	UOP	0	100	16	10	160.00	SF	10.00	10.00	100	2005	2005	3	32	512	

LAND DESCRIPTION

TOTAL OB/XF 800

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	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS