PT SEC 24-2N-23E
IN OR 2559/399
ESMT IN OR 2712/275

JAMES ROBERT E JR & MELANIE H
5438 RIVER ROAD
HILLIARD, FL 32046

2026

24-2N-23-0000-0003-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

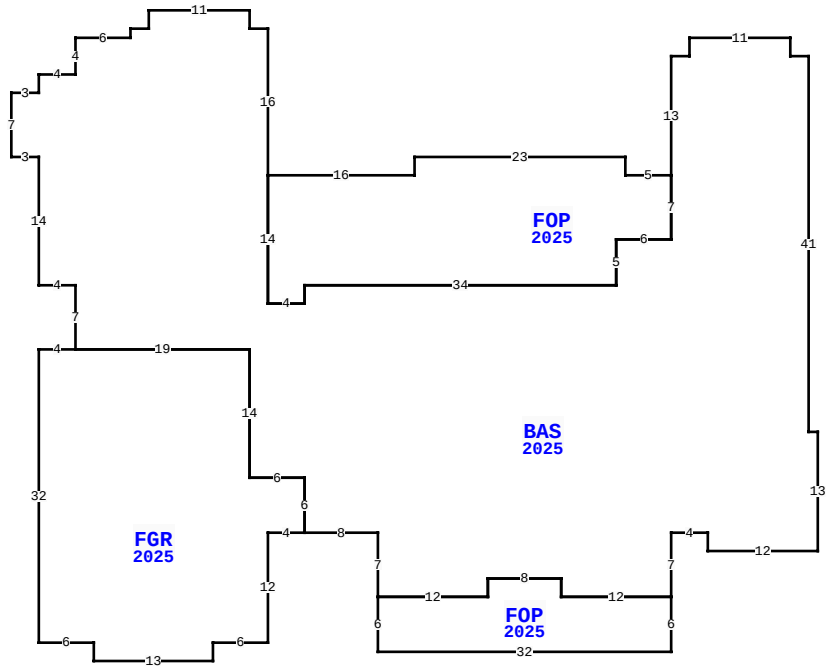
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	3,123	100	2025	3,123	504,543
FGR	822	55	2025	452	73,024
FOP	208	30	2025	62	10,017
FOP	552	30	2025	166	26,819
TOTALS	4,705			3,803	614,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,803	97.4700	161.80	615,325	2024	2024	0	0	0	0.15	99.85

1 SFR CUST 100% - 2025 Heated Area: 3123 HX Base Yr 2025



5438 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		614,402
TOTAL MARKET OB/XF VALUE		14,970
TOTAL LAND VALUE - MARKET		125,160
TOTAL MARKET VALUE		754,532
SOH/AGL Deduction		0
ASSESSED VALUE		754,532
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		703,121
TOTAL JUST VALUE		754,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		757,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013328	PRIVATE PROVIDER	596,118	12/02/2024
B230016019		596,118	12/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2559/0399	4/22/2022	WD	Q	V	01	200,000

GRANTOR: BENNETTS PROPERTY SER
GRANTEE: JAMES ROBERT E JR &

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	0204	BARN MTL 1	0	100	50	32	1,600.00	SF	16.00	16.00	100	1980	1980	3	20	5,120	
3	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		97	4,850	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=142,-5] E2 N2 E11 S2 E2 S41 E1 S13 W12 N2 W4 S7 W12 N2 W8 S2 W12 N7 W8 N6 W6 N14 W19 N7 W4 N14 W3 N7 E3 N2 E4 N4 E6 N1 E2 N2 E11 S2 E2 S16 S14 E4 N2 E34 N5 E6 N7 N13 $
FOP=[YR=2025;ORIG=98,8] E16 N2 E23 S2 E5 S7 W6 S5 W34 S2 W4 N14 $
FOP=[YR=2025;ORIG=110,54] E12 N2 E8 S2 E12 S6 W32 N6 $
FGR=[YR=2025;ORIG=73,27] S32 E6 S2 E13 N2 E6 N12 E4 N6 W6 N14 W19 W4 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,970

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		OR	0.00	0.00	4.47	AC		1.00	1.00	1.00	28,000.00	28,000.00	125,160							

REVIEW DATE 12/18/2024 BY WW Total Acres: 4.47 Total Land Value: 125,160 Market: 0 Agricultural: 0 Common: 125,160 PRINTED 07/09/2026 BY SYS