



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9014.00	

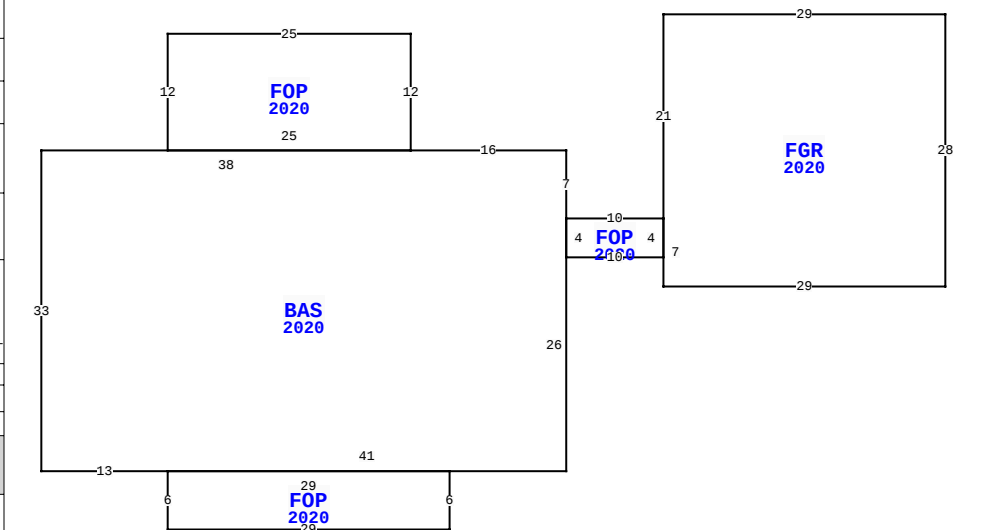
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	211,317
FGR	812	55	447	53,007
FOP	40	30	12	1,423
FOP	174	30	52	6,167
FOP	300	30	90	10,673

TOTALS	3,108		2,383	282,586
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	981.00	SF	5.20	5.20	
2	0350	CARPORT WD	0	100	60	40	2,400.00	SF	8.58	8.58	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100			0.00	0.00	6.87	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,383	100.4598	119.30	284,292	2020	2020	0	0	0.60	99.40
1 SNGL FAM - 100% - 2021						Heated Area: 1782			HX Base Yr 2021		



3697 RIVER RD, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		282,586	
TOTAL MARKET OB/XF VALUE		27,666	
TOTAL LAND VALUE - MARKET		156,636	
TOTAL MARKET VALUE		466,888	
SOH/AGL Deduction		163,450	
ASSESSED VALUE		303,438	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		253,438	
TOTAL JUST VALUE		466,888	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		364,456	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002293	CO ISSUED	0	03/13/2020
20001202	BARN	57,960	02/10/2020
19007802	NEW CONSTR	269,757	07/23/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2285/1439	5/24/2019	SW	Q	V	01
					SALE PRICE
					76,000

GRANTOR: RAYDIENT LLC					
GRANTEE: ARNOLD CHRISTOPHER					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
FGR=[YR=2020] W29 S21 FOP=[YR=2020] W10 BAS=[YR=2020] N7 W16 FOP=[YR=2020] N12 W25 S12 E25\$ W38 S33 E13 FOP=[YR=2020] S6 E29 N6 W29\$ E41 N26\$ S4 E10 N4\$ S7 E29 N28\$.					