LOT 3
CANDLEWOOD FARMS OR 2229/189

BARR HANNAH KAY &/WRIGHT RICHARD TYLER
3881 RIVER RD
HILLIARD, FL 32046

2023

14-2N-23-0111-0003-0000

BUILDING CHARACTERISTICS

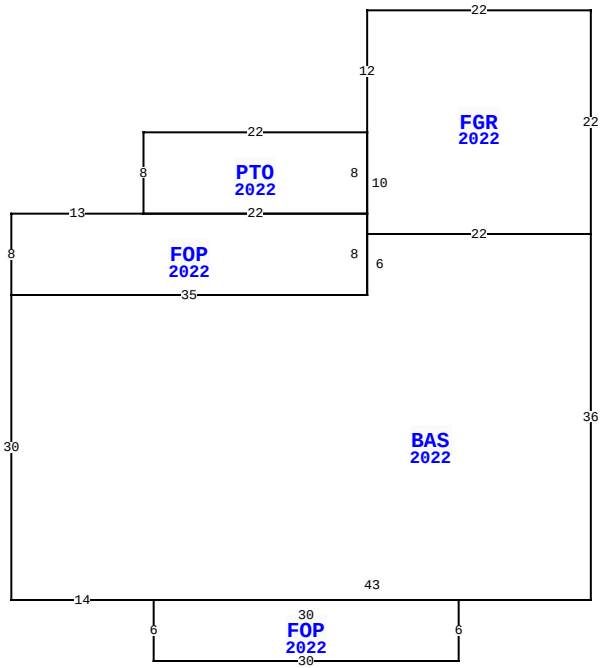
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,842	100	1,842	218,590
FGR	484	55	266	31,566
FOP	180	30	54	6,408
FOP	280	30	84	9,968
PTO	176	5	9	1,068
TOTALS	2,962		2,255	267,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,255	99.9306	118.67	267,601	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 1842 HX Base Yr 2023



3881 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		267,601
TOTAL MARKET OB/XF VALUE		6,462
TOTAL LAND VALUE - MARKET		140,448
TOTAL MARKET VALUE		414,511
SOH/AGL Deduction		0
ASSESSED VALUE		414,511
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		364,511
TOTAL JUST VALUE		414,511
NCON VALUE		274,063
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006243	CO ISSUED	0	04/21/2022
21008490	NEW CONSTR	277,257	06/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2267/1229	4/08/2019	SW	Q	V	01	79,500

GRANTOR: RAYDIENT LLC
GRANTEE: BARR HANNAH KAY & W

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W22 S12 PTO=[YR=2022] W22 S8 FOP=[YR=2022] W13 S8 BAS=[YR=2022] S30 E14 FOP=[YR=2022] S6 E30 N6 W30$ E43 N36 W22 S6 W35$ E35 N8 W22$ E22 N8 $ S10 E22 N22$.

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	0811	CONCRETE B	0	100	0	0	858.00	SF	5.20	5.20	100	2022	2022	3	100	4,462	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 6,462

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	000115	C	SFR ACRES	100			0.00	0.00	6.16	AC		1.00	1.00	1.20	19,000.00	22,800.00	140,448							

REVIEW DATE 05/12/2022 BY TW Total Acres: 6.16 Total Land Value: 140,448 Market: 0 Agricultural: 0 Common: 140,448 PRINTED 08/02/2023 BY SYS