OR 503/49 & PT OR 881/1754
EX 8-8 & 8-12

REWIS JOHNNIE J
3304 RIVER ROAD
HILLIARD, FL 32046

**2023**

**15-2N-23-0000-0008-0030**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

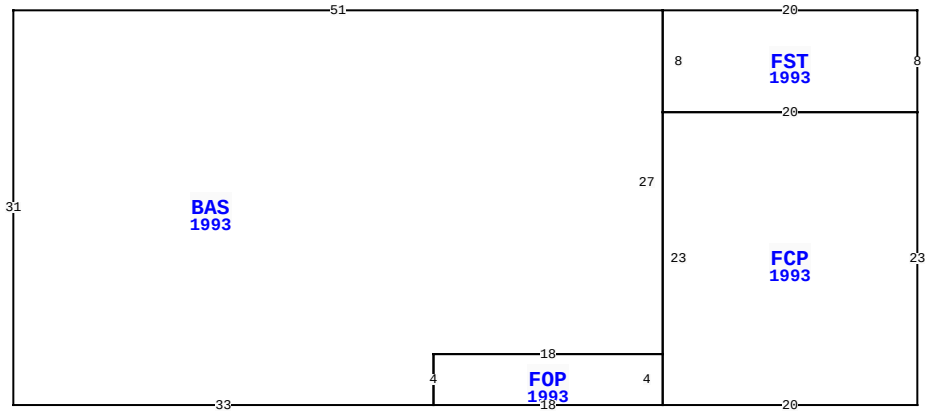
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,509 | 100 | 1,509 | 123,763 |
| FCP | 460 | 25 | 115 | 9,432 |
| FOP | 72 | 30 | 22 | 1,804 |
| FST | 160 | 55 | 88 | 7,218 |
| TOTALS | 2,201 | | 1,734 | 142,217 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,734 | 123.3950 | 111.36 | 193,098 | 1985 | 1985 | 0 | 0 | 0 | 26.35 | 73.65 |

1 SINGLE FAM – 100% - 0 Heated Area: 1509 HX Base Yr




3304 RIVER RD, HILLIARD

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

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 142,217 |
| TOTAL MARKET OB/XF VALUE | | 4,740 |
| TOTAL LAND VALUE - MARKET | | 68,700 |
| TOTAL MARKET VALUE | | 177,602 |
| SOH/AGL Deduction | | 90,216 |
| ASSESSED VALUE | | 87,386 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 37,386 |
| TOTAL JUST VALUE | | 215,657 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 159,985 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1414134 | REPAIR/RRF | 0 | 10/01/2014 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0881/1754 | 5/06/1999 | QC | U | I | 06 | 100 |
| GRANTOR: REWIS RUTH M | | | | | | |
| GRANTEE: REWIS JOHNNIE J | | | | | | |
| 0503/0049 | 11/01/1986 | FS | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FST=[YR=1993] W20 BAS=[YR=1993] W51 S31 E33 FOP=[YR=1993] E18 FCP=[YR=1993] E20 N23 W20 S23 $ N4 W18 S4 $ N4 E18 N27 $ S8 E20 N8 $ .

### 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1985 | 1985 | 3 | 60 | 2,100 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 22 | 40 | 880.00 | SF | 15.00 | 15.00 | 100 | 1982 | 1982 | 3 | 20 | 2,640 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,740

| 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 | 005000 | C | RURAL HOME | 100 | 0004 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |
| 2 | 005010 | A | SVCE ACRGE | 0 | | | 0.00 | 0.00 | 1.29 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 645 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | 0004 | | 0.00 | 0.00 | 1.29 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 38,700 | | | | | | | |

REVIEW DATE 04/01/2020 BY TWA Total Acres: 2.29 Total Land Value: 30,645 Market: 38,700 Agricultural: 645 Common: 30,000 PRINTED 08/02/2023 BY SYS