

LOTS 9 & 10
IN OR 1782/1611
ESMT OR 1264/634

GRAVES BRYAN S & TINA R
49157 RIVER BLUFF DR
HILLIARD, FL 32046

2023

49-4N-25-4201-0009-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 HARDIE BRD 90
Exterior Wall	20 FACE BRICK 10
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 70
Roof Cover	13 STAND SEAM 30
Interior Wall	05 DRYWALL 60
Interior Wall	06 CUST PANEL 40
Interior Floo	13 LVT/LAMNT 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

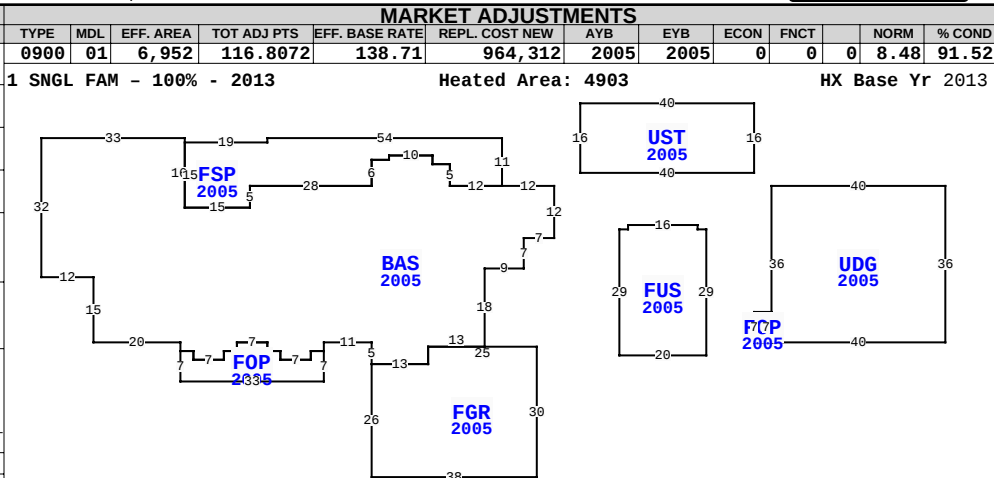
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,307	100	4,307	546,762
FGR	1,088	55	598	75,915
FOP	28	30	8	1,016
FOP	217	30	65	8,251
FSP	745	40	298	37,831
FUS	596	100	596	75,660
UDG	1,440	55	792	100,542
UST	640	45	288	36,560

TOTALS	9,061	6,952	882,538
--------	-------	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005
2	0812	CONCRETE C	0 100	0	0	9,067.00	SF	4.00	4.00	100	2005
3	0911	SCRN RM A	0 100	58	35	2,030.00	SF	17.50	17.50	100	2005
4	0861	POOL GUNIT	0 100	0	0	510.00	SF	85.00	85.00	100	2005
5	0877	JACUZZI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005
6	0845	KOOL DECK	0 100	0	0	1,495.00	SF	7.25	7.25	100	2005
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005
9	1127	BRICK 8"	0 100	27	4	108.00	SF	11.00	11.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	OR	0.00	0.00	3.83	AC	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

49157 RIVER BLUFF DR, HILLIARD

TOTAL OB/XF											
75,019											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		882,538	
TOTAL MARKET OB/XF VALUE		75,019	
TOTAL LAND VALUE - MARKET		134,050	
TOTAL MARKET VALUE		1,091,607	
SOH/AGL Deduction		656,203	
ASSESSED VALUE		435,404	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		385,404	
TOTAL JUST VALUE		1,091,607	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		678,275	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14633	SWIM POOL	40,000	02/01/2005
E14412	ELEC OTHER	600	02/01/2005
M0409076	H/AC	0	12/01/2004
B13189	NEW CONSTR	400,000	07/01/2004
B13190	GARAGE	47,250	07/01/2004
R6403	REPAIR/RRF	8,000	07/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1782/1611	3/09/2012	WD Q	I	02	
GRANTOR: RODGERS ANDREW J & ST					
GRANTEE: GRAVES BRYAN S & TI					
1205/1955	2/04/2004	WD Q	V		146,000
GRANTOR: ALLISON LANDS INC					
GRANTEE: RODGERS ANDREW J &					

BUILDING NOTES											
BAS=[YR=2005;ORIG=0,0] W12 W12 N5 W4 N2 W10 S1 W4 S6 W28 S5 W15 N16 W33 S32 E12 S15 E20 S2 E3 S2 E7 N2 E3 N2 E7 S2 E3 S2 E7 N2 E3 N2 E11 S5 E13 N4 E13 N18 E9 N7 E7 N12 \$											
UDG=[YR=2005;ORIG=50,0] E40 S36 W40 N36 \$											
FGR=[YR=2005;ORIG=-42,41] S26 E38 N30 W25 S4 W13 \$											
FSP=[YR=2005;ORIG=-12,0] N11 W54 S1 W19 S15 E15 N5 E28 N6 E4 N1 E10 S2 E4 S5 E12 \$											
UST=[YR=2005;ORIG=6,-19] E40 S16 W40 N16 \$											
FUS=[YR=2005;ORIG=15,10] E2 N1 E16 S1 E2 S29 W20 N29 \$											
FOP=[YR=2005;ORIG=-86,38] S7 E33 N7 W3 S2 W7 N2 W3 N2 W7 S2 W3 S2 W7 N2 W3 \$											
FOP=[YR=2005;ORIG=50,36] W4 N7 E4 S7 \$											