LOT 1
CANDLEWOOD FARMS OR 2229/189

ARNOLD CHRISTOPHER & EVELYN/
3697 RIVER RD
HILLIARD, FL 32046

2024

14-2N-23-0111-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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

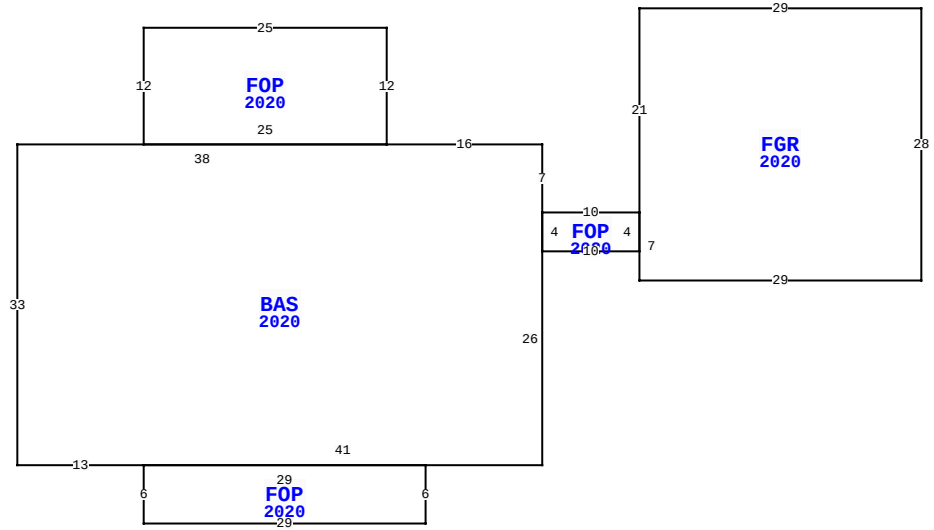
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	265,496
FGR	812	55	447	66,597
FOP	40	30	12	1,788
FOP	174	30	52	7,747
FOP	300	30	90	13,409
TOTALS	3,108		2,383	355,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,383	100.4598	150.69	359,094	2020	2020	0	0	0	1.13	98.87

1 SFR CUST – 100% - 2021 Heated Area: 1782 HX Base Yr 2021



3697 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		355,036
TOTAL MARKET OB/XF VALUE		27,048
TOTAL LAND VALUE - MARKET		156,636
TOTAL MARKET VALUE		538,720
SOH/AGL Deduction		226,179
ASSESSED VALUE		312,541
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		262,541
TOTAL JUST VALUE		538,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,888

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	SALE PRICE
2285/1439	5/24/2019	SW	Q	V	01	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$.

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	981.00	SF	5.20	5.20	100	2020	2020	3	99	5,050	
2	0350	CARPORT WD	0	100	60	40	2,400.00	SF	8.58	8.58	100	2020	2020	3	90	18,533	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 27,048

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		OR	0.00	0.00	6.87	AC		1.00	1.00	1.20	19,000.00	22,800.00	156,636							

REVIEW DATE 11/20/2020 BY TW Total Acres: 6.87 Total Land Value: 156,636 Market: 0 Agricultural: 0 Common: 156,636 PRINTED 08/06/2024 BY SYS