LOT 2
CANDLEWOOD FARMS OR 2229/189

SMITH WILLIAM LLOYD & TARAH
3789 RIVER RD
HILLIARD, FL 32046

2024

14-2N-23-0111-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

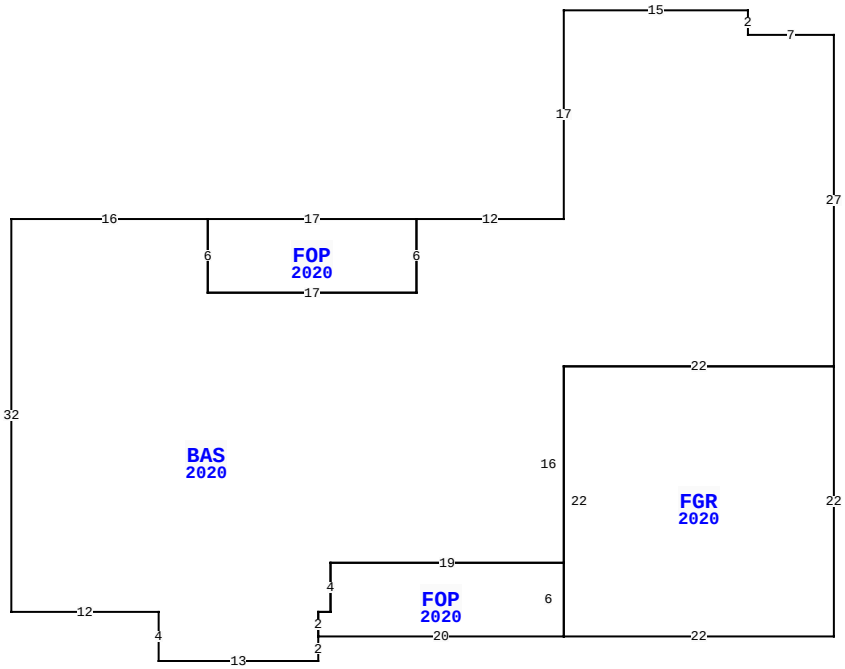
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,938	100	1,938	285,318
FGR	484	55	266	39,161
FOP	102	30	31	4,564
FOP	116	30	35	5,153
TOTALS	2,640		2,270	334,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,270	99.1368	148.71	337,572	2020	2020	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2021 Heated Area: 1938 HX Base Yr 2021



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

3789 RIVER RD, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		334,196
TOTAL MARKET OB/XF VALUE		21,725
TOTAL LAND VALUE - MARKET		151,620
TOTAL MARKET VALUE		507,541
SOH/AGL Deduction		228,707
ASSESSED VALUE		278,834
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		228,834
TOTAL JUST VALUE		507,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010032	NEW ROOF	22,000	08/04/2023
20004257	CO ISSUED	0	05/19/2020
20000345	NEW CONSTR	262,101	01/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/219	2/20/2024	WD	Q	I	01	612,000
GRANTOR: RICKETTS ZACHARY D &						
GRANTEE: SMITH WILLIAM LLOYD						
2293/1590	7/15/2019	SW	Q	V	01	75,000
GRANTOR: RAYDIENT LLC DBA RAYD						
GRANTEE: RICKETTS ZACHARY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W7 N2 W15 S17 W12 FOP=[YR=2020] W17 S6 E17 N6$ S6 W17 N6 W16 S32 E12 S4 E13 N2 FOP=[YR=2020] E20 FGR=[YR=2020] E22 N22 W22 S22$ N6 W19 S4 W1 S2$ N2 E1 N4 E19 N16 E22 N27$.

EXTRA FEATURES

L N	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	620.00	SF	5.20	5.20	100	2020	2020	3	99	3,192	
2	0350	CARPORT WD	0	100	60	40	2,400.00	SF	8.58	8.58	100	2020	2020	3	90	18,533	

LAND DESCRIPTION

TOTAL OB/XF 21,725

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	6.65	AC		1.00	1.00	1.20	19,000.00	22,800.00	151,620							

REVIEW DATE 11/20/2020 BY TW Total Acres: 6.65 Total Land Value: 151,620 Market: 0 Agricultural: 0 Common: 151,620 PRINTED 08/06/2024 BY SYS