LOT 3
CANDLEWOOD FARMS OR 2229/189
ESMT IN OR 2473-118

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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

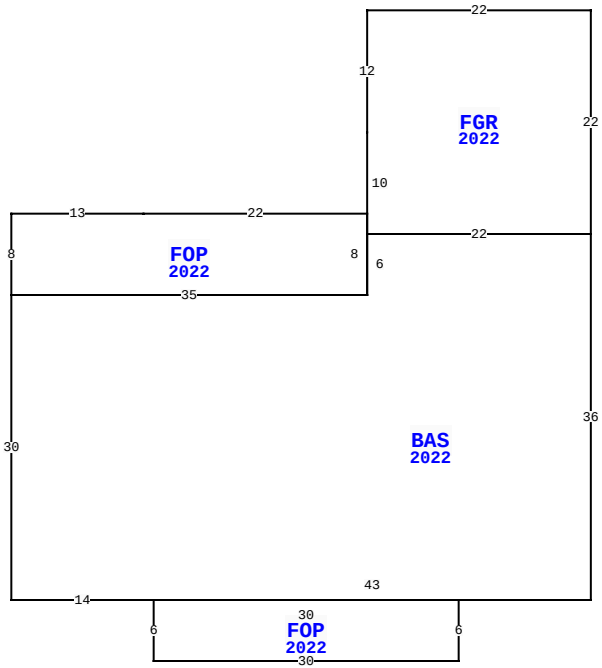
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	275,895
FGR	484	55	266	39,841
FOP	180	30	54	8,089
FOP	280	30	84	12,582
TOTALS	2,786		2,246	336,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,246	99.9306	149.90	336,675	2022	2022	0	0	0	0.08	99.92

1 SFR CUST – 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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		336,406
TOTAL MARKET OB/XF VALUE		49,332
TOTAL LAND VALUE - MARKET		140,448
TOTAL MARKET VALUE		526,186
SOH/AGL Deduction		57,438
ASSESSED VALUE		468,748
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		418,748
TOTAL JUST VALUE		526,186
NCON VALUE		42,870
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009811	POOL	60,000	07/31/2023
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

BAS=[YR=2022;ORIG=-57,28] S30 E14 E43 N36 W22 S6 W35 $
FGR=[YR=2022;ORIG=0,0] W22 S12 S10 E22 N22 $
FOP=[YR=2022;ORIG=-44,20] W13 S8 E35 N8 W22 $
FOP=[YR=2022;ORIG=-43,58] S6 E30 N6 W30 $
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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	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2024	2023		100	38,250	
4	0855	CONC PAVER	0	100	0	0	462.00	SF	10.00	10.00	100	2024	2023		100	4,620	

LAND DESCRIPTION

TOTAL OB/XF 49,332

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	6.16	AC		1.00	1.00	1.20	19,000.00	22,800.00	140,448							

REVIEW DATE 01/04/2024 BY WW Total Acres: 6.16 Total Land Value: 140,448 Market: 0 Agricultural: 0 Common: 140,448 PRINTED 08/06/2024 BY SYS