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

REWIS JOHNNIE J
3304 RIVER ROAD
HILLIARD, FL 32046

2024

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

BUILDING CHARACTERISTICS

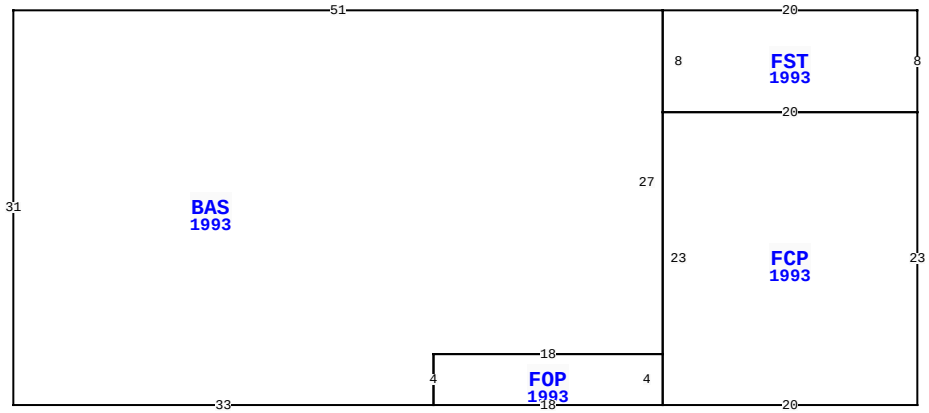
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	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	129,314
FCP	460	25	115	9,855
FOP	72	30	22	1,885
FST	160	55	88	7,541
TOTALS	2,201		1,734	148,595

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	117.23	203,277	1985	1985	0	0	0	26.90	73.10

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	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		148,595
TOTAL MARKET OB/XF VALUE		4,670
TOTAL LAND VALUE - MARKET		68,700
TOTAL MARKET VALUE		183,910
SOH/AGL Deduction		93,922
ASSESSED VALUE		89,988
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		39,988
TOTAL JUST VALUE		221,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,657

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	58	2,030	
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 4,670

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		OR	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	OR	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 08/06/2024 BY SYS