

LOT 1
IN OR 1740/1957
KINGS PLANTATION PB 6/235

DAUGHTRY KENNETH A & CONNIE M
49068 RIVER BLUFF DR
HILLIARD, FL 32046

2024

49-4N-25-4201-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5002.00
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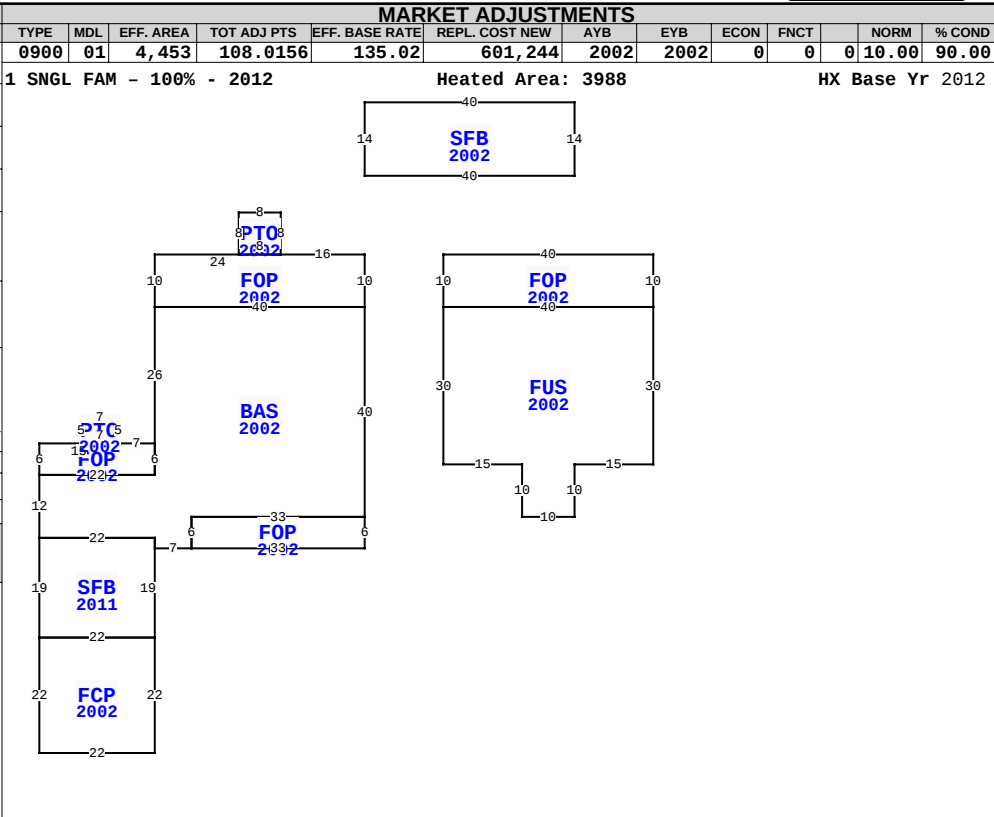
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100	1,906	231,613
FCP	484	25	121	14,703
FOP	132	30	40	4,861
FOP	198	30	59	7,169
FOP	400	30	120	14,582
FOP	400	30	120	14,582
FUS	1,300	100	1,300	157,973
PTO	35	5	2	243
PTO	64	5	3	365
SFB	560	80	448	54,440
TOTALS	5,897		4,453	541,120

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	86	1,720	
2	1242	WD DECK A	0 100	33	10	330.00	SF	10.00	10.00	100	2002	2002	3	20	660	
3	0300	BOAT DCK W	0 100	33	10	330.00	SF	40.00	40.00	100	2002	2002	3	30	3,960	
4	0311	WD GANG WY	0 100	0	0	12.00	SF	45.00	45.00	100	2002	2002	3	20	108	
5	0303	FLT DOCK W	0 100	16	8	128.00	SF	26.00	26.00	100	2002	2002	3	30	998	
6	0810	CONCRETE A	0 100	40	4	160.00	SF	6.50	6.50	100	2002	2002	3	82	853	
7	0855	CONC PAVER	0 100	0	0	185.00	SF	7.00	7.00	100	2004	2004	3	84	1,088	
8	0811	CONCRETE B	0 100	0	0	1,903.00	SF	5.20	5.20	100	2004	2004	3	84	8,312	

LAND DESCRIPTION		
L N	USE CODE	CLS

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							



** This building has 11 Sub-Areas	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

49068 RIVER BLUFF DR, HILLIARD

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		541,120	
TOTAL MARKET OB/XF VALUE		17,699	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		708,819	
SOH/AGL Deduction		343,074	
ASSESSED VALUE		365,745	
TOTAL EXEMPTION VALUE		HX HB DX 55,000	
BASE TAXABLE VALUE		310,745	
TOTAL JUST VALUE		708,819	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		685,245	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3734	REPAIR/RRF	7,000	12/01/2001
5533	H/AC	0	12/01/2001
8810	NEW CONSTR	0	12/01/2001
9059	NEW CONSTR	241,968	12/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1740/1957	5/27/2011	WD	U	I	38

GRANTOR: CARTER THOMAS D & MOZ					
GRANTEE: DAUGHTRY KENNETH A					
0976/0489	3/15/2001	WD	Q	V	100,000
GRANTOR: ALLISON LANDS INC					
GRANTEE: CARTER TOMMY					

BUILDING NOTES		
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BUILDING DIMENSIONS		
FOP=[YR=2002] W16 PTO=[YR=2002] N8 W8 S8 E8\$ W24 S10		
BAS=[YR=2002] S26 FOP=[YR=2002] W7 PTO=[YR=2002] N5 W7 S5 E7		
\$ W15 S6 E22 N6\$ S6 W22 S12 SFB=[YR=2011] S19 FCP=[YR=2002]		
S22 E22 N22 W22\$ E22 N19 W22\$ E22 S2 E7 FOP=[YR=2002] E33 N6		
W33 S6\$ N6 E33 N40 W40\$ E40 N10\$ PTR=E15 FOP=[YR=2002] E40		
S10 FUS=[YR=2002] S30 W15 S10 W10 N10 W15 N30 E40\$ W40 N10\$		
W15\$ PTR=N15 SFB=[YR=2002] N14 E40 S14 W40\$ S15\$.		