



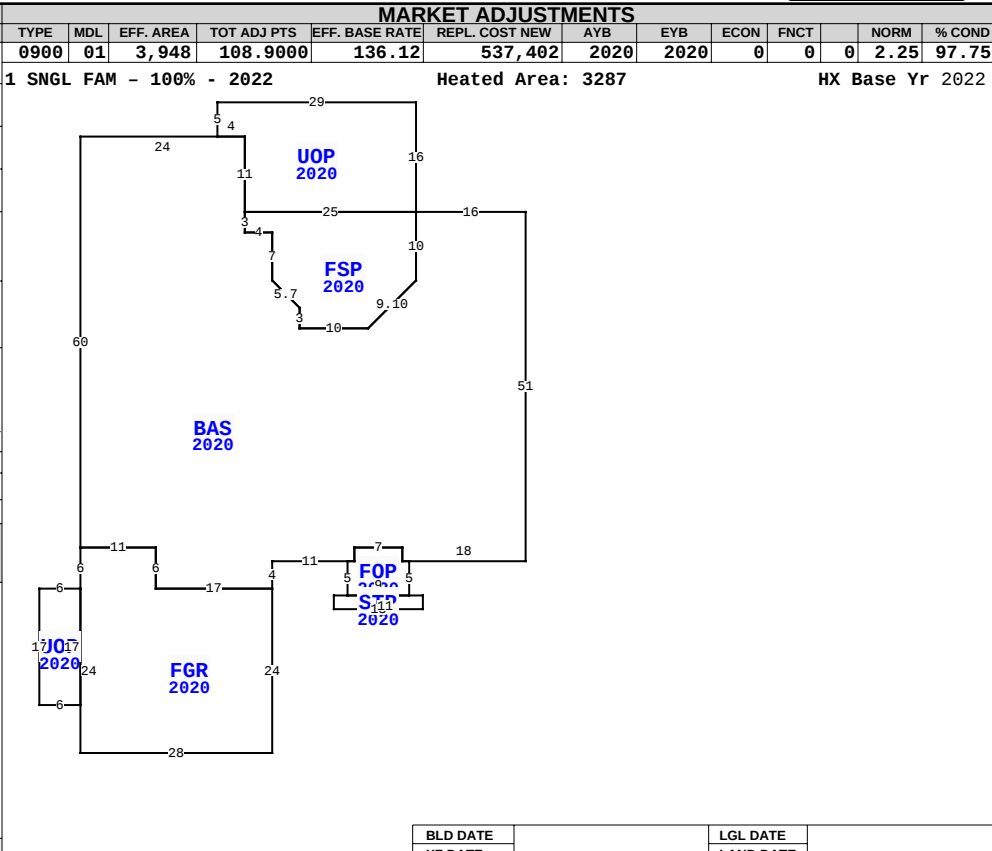
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,287	100	3,287	437,359
FGR	738	55	406	54,022
FOP	59	30	18	2,395
FSP	325	40	130	17,298
STP	26	10	3	399
UOP	102	20	20	2,661
UOP	420	20	84	11,177
TOTALS	4,957		3,948	525,310

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0304	DOCK MD WD	0 100	27	5	135.00	SF	28.00	28.00	100	2016
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020
3	0812	CONCRETE C	0 100	0	0	6,518.00	SF	4.00	4.00	100	2020
4	0310	AL GANG WY	0 100	0	0	48.00	LF	115.00	115.00	100	2020
5	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2020
6	0303	FLT DOCK W	0 100	18	10	180.00	SF	26.00	26.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	SFR RIVER	100		OR	0.00	0.00	1.00	LT	1.00



49194 RIVER BLUFF DR, HILLIARD				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
135.00	SF	28.00	28.00	100	2016	2016	3	81	3,062	
1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
6,518.00	SF	4.00	4.00	100	2020	2020	3	99	25,811	
48.00	LF	115.00	115.00	100	2020	2020	3	90	4,968	
2.00	UT	1,000.00	1,000.00	100	2020	2020	3	90	1,800	
180.00	SF	26.00	26.00	100	2020	2020	3	93	4,352	

TOTAL OB/XF											
43,458	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
150,000.00	1.00	150,000.00	150,000.00	150,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		525,310	
TOTAL MARKET OB/XF VALUE		43,458	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		718,768	
SOH/AGL Deduction		59,216	
ASSESSED VALUE		659,552	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		609,552	
TOTAL JUST VALUE		718,768	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		696,788	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009258	CO ISSUED	0	10/05/2020
2002105	NEW CONSTR	426,335	03/09/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2164/0964	12/13/2017	WD	Q	I	01	145,000
GRANTOR: BROCK CHADWICK W & EL						
GRANTEE: FRANKLIN GREG						
1870/1333	7/30/2013	WD	Q	V	02	137,800
GRANTOR: ALLISON LANDS INC						
GRANTEE: BROCK CHADWICK W &						

BUILDING NOTES											
BAS=[YR=2020] W16 UOP=[YR=2020] N16 W29 S5 E4 S11											
FSP=[YR=2020] S3 E4 S7 R4 D4 S3 E10 U7 R7 N10 W25\$ E25\$ S10											
D7 L7 W10 N3 U4 L4 N7 W4 N3 N11 W24 S60 FGR=[YR=2020] S6											
UOP=[YR=2020] W6 S17 E6 N17\$ S24 E28 N24 W17 N6 W11\$ E11 S6											
E17 N4 E11 FOP=[YR=2020] S5 STP=[YR=2020] W2 S2 E13 N2 W11\$											
E9 N5 W1 N2 W7 S2 W1\$ E1 N2 E7 S2 E18 N51\$.											