

LOTS 9 & 10
IN OR 1782/1611
ESMT OR 1264/634

GRAVES BRYAN S & TINA R
49157 RIVER BLUFF DR
HILLIARD, FL 32046

2024

49-4N-25-4201-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	13	STAND SEAM 30
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		05
NEIGHBORHOOD/LOC	5002.00	

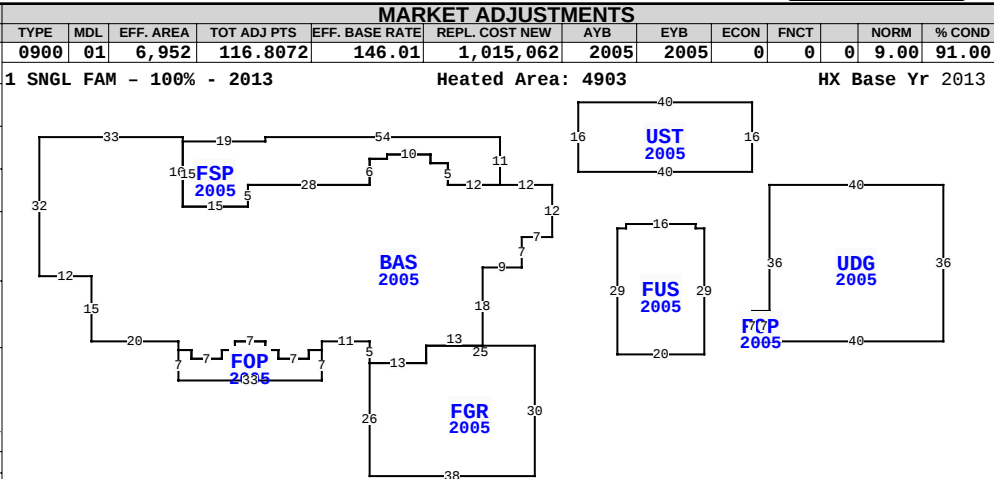
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,307	100	4,307	572,267
FGR	1,088	55	598	79,456
FOP	28	30	8	1,063
FOP	217	30	65	8,637
FSP	745	40	298	39,595
FUS	596	100	596	79,190
UDG	1,440	55	792	105,232
UST	640	45	288	38,266
TOTALS	9,061		6,952	923,706

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00		2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0		9,067.00	SF 4.00		2005	2005	3	86	31,190	
3	0911	SCRN RM A	0	100	58	35		2,030.00	SF 17.50		2005	2005	3	24	8,526	
4	0861	POOL GUNIT	0	100	0	0		510.00	SF 85.00		2005	2005	3	40	17,340	
5	0877	JACUZZI	0	100	0	0		1.00	UT 2,000.00		2005	2005	3	24	480	
6	0845	KOOL DECK	0	100	0	0		1,495.00	SF 7.25		2005	2005	3	86	9,321	
7	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00		2005	2005	3	24	480	
8	1127	BRICK 8"	0	100	27	4		108.00	SF 11.00		2005	2005	3	96	1,140	

LAND DESCRIPTION

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	000100	C	SFR	100	0006	OR	0.00	0.00	3.83	AC		1.00	1.00	1.00	35,000.00	35,000.00	134,050							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

49157 RIVER BLUFF DR, HILLIARD

TOTAL OB/XF																71,592

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			STANDARD
BUILDING MARKET VALUE		Tax Dist:			923,706
TOTAL MARKET OB/XF VALUE					71,592
TOTAL LAND VALUE - MARKET					134,050
TOTAL MARKET VALUE					1,129,348
SOH/AGL Deduction					680,882
ASSESSED VALUE					448,466
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					398,466
TOTAL JUST VALUE					1,129,348
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					1,091,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14633	SWIM POOL	40,000	02/01/2005
E14412	ELEC OTHER	600	02/01/2005
M0409076	H/AC	0	12/01/2004
B13189	NEW CONSTR	400,000	07/01/2004
B13190	GARAGE	47,250	07/01/2004
R6403	REPAIR/RRF	8,000	07/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1782/1611	3/09/2012	WD Q	I	02	
GRANTOR: RODGERS ANDREW J & ST					
GRANTEE: GRAVES BRYAN S & TI					
1205/1955	2/04/2004	WD Q	V		
GRANTOR: ALLISON LANDS INC					
GRANTEE: RODGERS ANDREW J &					

BUILDING NOTES

BAS=[YR=2005;ORIG=0,0] W12 W12 N5 W4 N2 W10 S1 W4 S6 W28 S5
W15 N16 W33 S32 E12 S15 E20 S2 E3 S2 E7 N2 E3 N2 E7 S2 E3 S2
E7 N2 E3 N2 E11 S5 E13 N4 E13 N18 E9 N7 E7 N12 \$
UDG=[YR=2005;ORIG=50,0] E40 S36 W40 N36 \$
FGR=[YR=2005;ORIG=-42,41] S26 E38 N30 W25 S4 W13 \$
FSP=[YR=2005;ORIG=-12,0] N11 W54 S1 W19 S15 E15 N5 E28 N6 E4
N1 E10 S2 E4 S5 E12 \$
UST=[YR=2005;ORIG=6,-19] E40 S16 W40 N16 \$
FUS=[YR=2005;ORIG=15,10] E2 N1 E16 S1 E2 S29 W20 N29 \$
FOP=[YR=2005;ORIG=-86,38] S7 E33 N7 W3 S2 W7 N2 W3 N2 W7 S2
W3 S2 W7 N2 W3 \$
FOP=[YR=2005;ORIG=50,36] W4 N7 E4 S7 \$