IN OR 934/1 MILITARY

RIENDEAU ERIC C & EDNA M/
3847 TRAIL RIDGE RD
MIDDLEBURG, FL 32068

2025

05-1N-23-0000-0001-0460

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

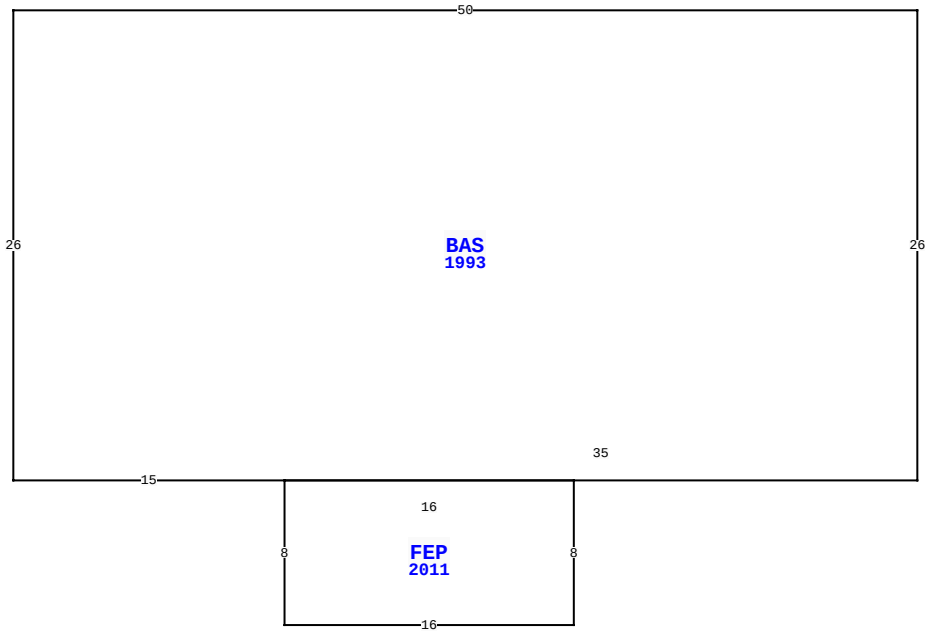
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1993	1,300	124,158
FEP	128	80	2011	102	9,742
TOTALS	1,428			1,402	133,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,402	113.3600	113.36	158,931	1990	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 0 Heated Area: 1300 HX Base Yr



2658 LOTT RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	133,899
TOTAL MARKET OB/XF VALUE	2,997
TOTAL LAND VALUE - MARKET	94,150
TOTAL MARKET VALUE	231,046
SOH/AGL Deduction	20,031
ASSESSED VALUE	211,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,015
TOTAL JUST VALUE	231,046
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6058	NEW CONSTR	46,316	10/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0001	5/26/2000	WD	Q	I		70,000
GRANTOR: HENDERSON JOSEPH S &						
GRANTEE: RIENDEAU ERIC & EDN						
0575/0055	7/21/1989	WD	U	V		100
GRANTOR: PEACOCK J D & G J						
GRANTEE: HENDERSON J S & P E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S26 E15 FEP=[YR=2011] S8 E16 N8 W16$ E35 N26$.

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	0681	POLE SHED	0	0	0	0	740.00	SF	15.00	15.00	100	2000	2000	3	27	2,997	

LAND DESCRIPTION

TOTAL OB/XF 2,997

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	000100	C	RES	0	0005	OR	0.00	0.00	2.69	AC		1.00	1.00	1.00	35,000.00	35,000.00	94,150							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 2.69 Total Land Value: 94,150 Market: 0 Agricultural: 0 Common: 94,150 PRINTED 07/30/2025 BY SYS