LOT 1
CANDLEWOOD FARMS OR 2229/189

ARNOLD CHRISTOPHER & EVELYN/
3697 RIVER RD
HILLIARD, FL 32046

2025

14-2N-23-0111-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

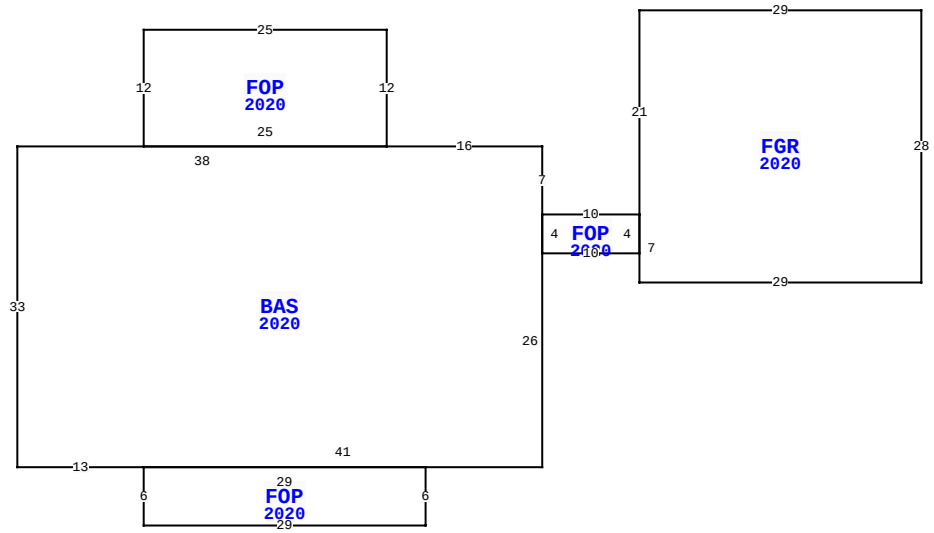
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	2020	1,782	258,228
FGR	812	55	2020	447	64,774
FOP	40	30	2020	12	1,739
FOP	174	30	2020	52	7,536
FOP	300	30	2020	90	13,042
TOTALS	3,108			2,383	345,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,383	111.6220	147.34	351,111	2020	2020	0	0	0	1.65	98.35

1 SNGL FAM – 100% - 2021 Heated Area: 1782 HX Base Yr 2021



3697 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		345,318
TOTAL MARKET OB/XF VALUE		58,864
TOTAL LAND VALUE - MARKET		133,965
TOTAL MARKET VALUE		538,147
SOH/AGL Deduction		187,742
ASSESSED VALUE		350,405
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		299,683
TOTAL JUST VALUE		538,147
NCON VALUE		28,800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013497	PRIVATE PROVIDER	93,398	12/05/2024
20002293	CO ISSUED	0	03/13/2020
20001202	BARN	57,960	02/10/2020
19007802	NEW CONSTR	269,757	07/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2285/1439	5/24/2019	SW	Q	V	01	76,000

GRANTOR: RAYDIENT LLC

GRANTEE: ARNOLD CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W29 S21 FOP=[YR=2020] W10 BAS=[YR=2020] N7 W16 FOP=[YR=2020] N12 W25 S12 E25$ W38 S33 E13 FOP=[YR=2020] S6 E29 N6 W29$ E41 N26$ S4 E10 N4$ S7 E29 N28$.

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	0811	CONCRETE B	0	100	0	0	981.00	SF	5.20	5.20	100	2020	2020	3	98	4,999	
2	0680	POLE SHED	0	100	60	40	2,400.00	SF	10.00	10.00	100	2020	2020	3	90	21,600	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
4	0680	POLE SHED	0	100	72	40	2,880.00	SF	10.00	10.00	100	2025	2024		100	28,800	

LAND DESCRIPTION

TOTAL OB/XF 58,864

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	100		OR	0.00	0.00	6.87	AC		1.00	1.00	1.00	19,500.00	19,500.00	133,965							

REVIEW DATE 12/18/2024 BY WWX Total Acres: 6.87 Total Land Value: 133,965 Market: 0 Agricultural: 0 Common: 133,965 PRINTED 07/30/2025 BY SYS