LOT 3
CANDLEWOOD FARMS OR 2229/189
ESMT IN OR 2473-118

BARR HANNAH KAY &/WRIGHT RICHARD TYLER
3881 RIVER RD
HILLIARD, FL 32046

2025

14-2N-23-0111-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

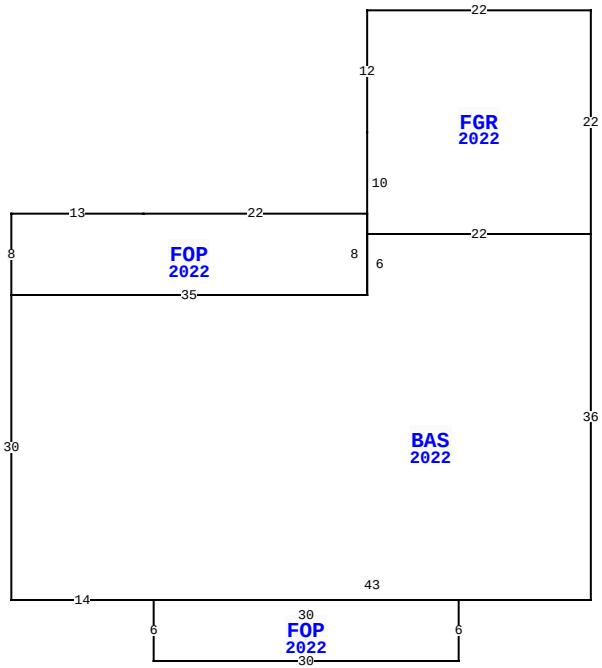
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,842	100	2022	1,842	268,344
FGR	484	55	2022	266	38,751
FOP	180	30	2022	54	7,867
FOP	280	30	2022	84	12,237
TOTALS	2,786			2,246	327,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,246	111.0340	146.56	329,174	2022	2022	0	0	0	0.60	99.40

1 SNGL FAM – 100% - 2023 Heated Area: 1842 HX Base Yr 2023



3881 RIVER RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		327,199
TOTAL MARKET OB/XF VALUE		48,502
TOTAL LAND VALUE - MARKET		120,120
TOTAL MARKET VALUE		495,821
SOH/AGL Deduction		13,479
ASSESSED VALUE		482,342
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		431,620
TOTAL JUST VALUE		495,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009811	POOL	60,000	07/31/2023
22006243	CO ISSUED	0	04/21/2022
21008490	NEW CONSTR	277,257	06/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2267/1229	4/08/2019	SW	Q	V	01	79,500

GRANTOR: RAYDIENT LLC
GRANTEE: BARR HANNAH KAY & W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-57,28] S30 E14 E43 N36 W22 S6 W35 $
FGR=[YR=2022;ORIG=0,0] W22 S12 S10 E22 N22 $
FOP=[YR=2022;ORIG=-44,20] W13 S8 E35 N8 W22 $
FOP=[YR=2022;ORIG=-43,58] S6 E30 N6 W30 $
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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	858.00	SF	5.20	5.20	100	2022	2022	3	99	4,417	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2024	2023		98	37,485	
4	0855	CONC PAVER	0	100	0	0	462.00	SF	10.00	10.00	100	2024	2023		100	4,620	

LAND DESCRIPTION

TOTAL OB/XF 48,502

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	6.16	AC		1.00	1.00	1.00	19,500.00	19,500.00	120,120							

REVIEW DATE 01/04/2024 BY WW Total Acres: 6.16 Total Land Value: 120,120 Market: 0 Agricultural: 0 Common: 120,120 PRINTED 07/30/2025 BY SYS