IN OR 749 PG 818

REWIS PATRICK W
3168 RIVER ROAD
HILLIARD, FL 32046

2025

15-2N-23-0000-0008-0080

BUILDING CHARACTERISTICS

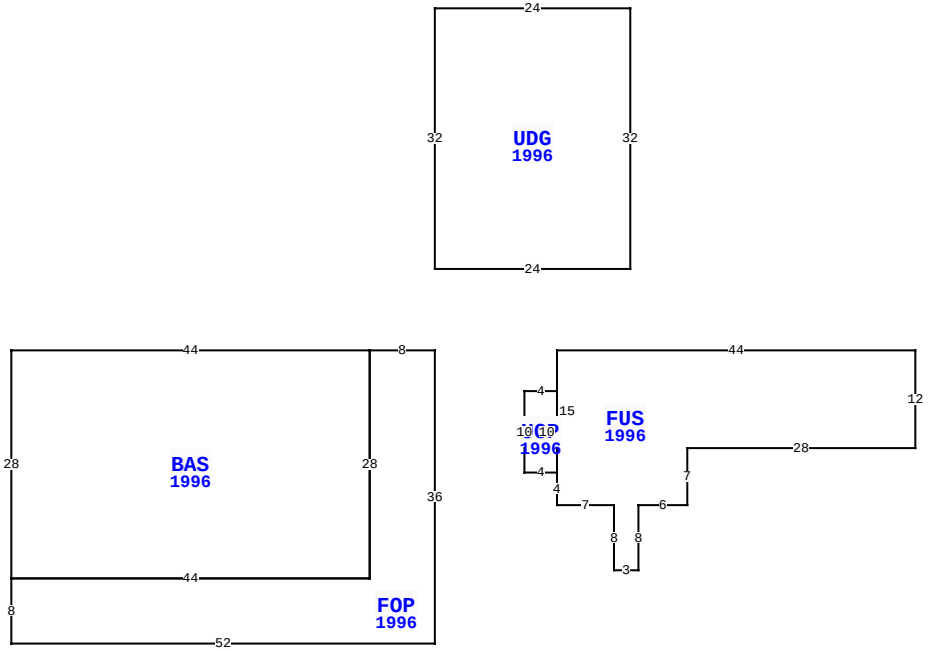
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,232	100	1996	1,232	134,818
FOP	640	30	1996	192	21,011
FUS	664	100	1996	664	72,662
UDG	768	55	1996	422	46,179
UOP	40	20	1996	8	875
TOTALS	3,344			2,518	275,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,518	123.6480	123.65	311,351	1997	2001	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 1998 Heated Area: 1896 HX Base Yr 1998



3168 RIVER RD, HILLIARD

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

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580	
2	0812	CONCRETE C	0	100	0	0	1,280.00	SF	4.00	4.00	100	1998	1998	3	73	3,738	
3	0681	POLE SHED	0	100	32	12	384.00	SF	15.00	15.00	100	1998	1998	3	25	1,440	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		275,546
TOTAL MARKET OB/XF VALUE		6,758
TOTAL LAND VALUE - MARKET		86,100
TOTAL MARKET VALUE		368,404
SOH/AGL Deduction		208,181
ASSESSED VALUE		160,223
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,501
TOTAL JUST VALUE		368,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1097/1832	12/02/2002	WD	Q	I	06	100
GRANTOR: REWIS JOHNNIE J						
GRANTEE: REWIS PATRICK W						
0881/1754	5/06/1999	QC	Q	I	06	100
GRANTOR: REWIS RUTH M						
GRANTEE: REWIS JOHNNIE J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1996] W8 BAS=[YR=1996] W44S28E44 N28$ S28 W44 S8 E52 N36$ PTR= E15 FUS=[YR=1996] E44 S12 W28 S7 W6 S8 W3 N8 W7 N4 UOP=[YR=1996] W4 N10 E4 S10$ N15$ W15$ PTR=N10 UDG=[YR=1996] N32 E24 S32 W24$ S10$.

LAND DESCRIPTION

TOTAL OB/XF 6,758

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	0004	OR	0.00	0.00	2.46	AC		1.00	1.00	1.00	35,000.00	35,000.00	86,100							

REVIEW DATE 11/14/2022 BY WWX Total Acres: 2.46 Total Land Value: 86,100 Market: 0 Agricultural: 0 Common: 86,100 PRINTED 07/30/2025 BY SYS