



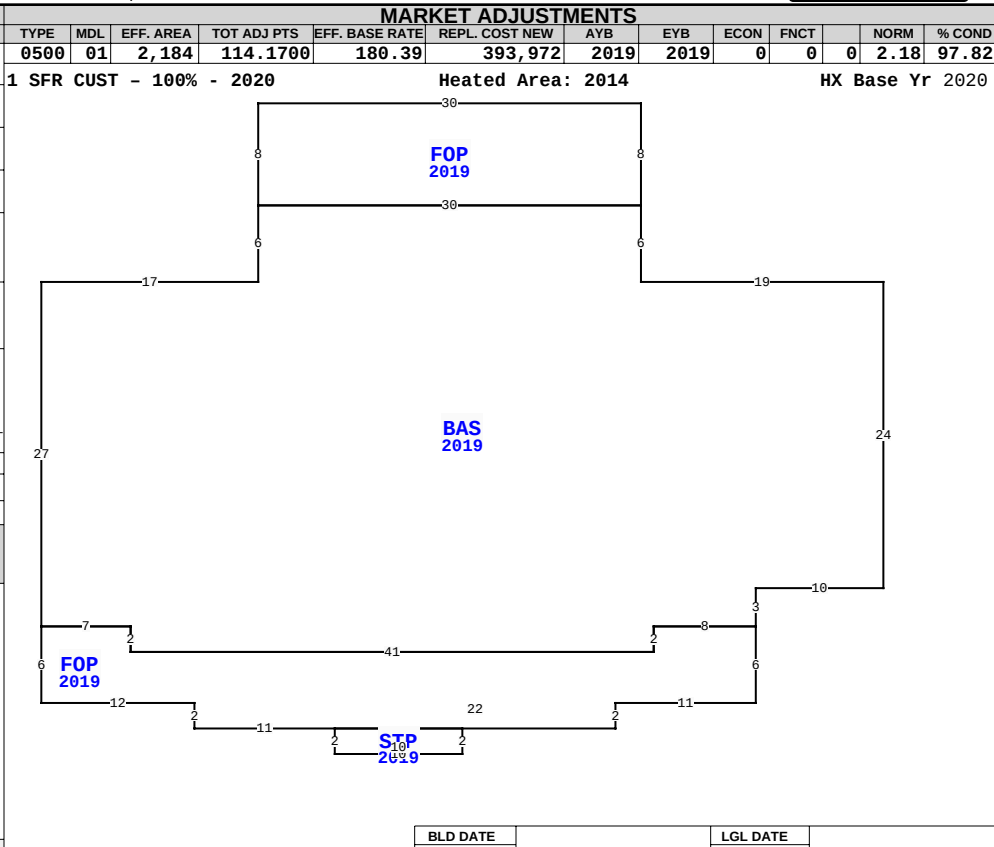
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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 05
NEIGHBORHOOD/LOC	5002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,014	100	2019	2,014	355,385
FOP	240	30	2019	72	12,705
FOP	320	30	2019	96	16,939
STP	20	10	2019	2	353
TOTALS	2,594			2,184	385,383

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	28	10	280.00	SF	40.00	40.00	
2	0300	BOAT DCK W	0	100	33	6	198.00	SF	40.00	40.00	
3	0300	BOAT DCK W	0	100	0	0	585.00	SF	40.00	40.00	
4	0810	CONCRETE A	0	100	0	0	207.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	RES RIVER	100		OR	0.00	0.00	1.00	LT	



49184 RIVER BLUFF DR, HILLIARD	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					385,383				
TOTAL MARKET OB/XF VALUE					14,061				
TOTAL LAND VALUE - MARKET					150,000				
TOTAL MARKET VALUE					549,444				
SOH/AGL Deduction					230,089				
ASSESSED VALUE					319,355				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					268,633				
TOTAL JUST VALUE					549,444				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					467,765				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005393	PRIVATE PROVIDER	61,558	05/03/2024
18009706	CO ISSUED	0	03/25/2019
18009706	NEW CONSTR	259,701	09/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2213/1299	7/24/2018	WD	Q	I	01	200,000
GRANTOR: HUNTER KENNETH W JR &						
GRANTEE: JARRETT ADRIAN D &						
2169/1603	1/10/2018	WD	Q	I	01	165,000
GRANTOR: ALLISON LANDS INC						
GRANTEE: HUNTER KENNETH W JR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W19 N6 FOP=[YR=2019] N8 W30 S8 E30\$ W30 S6 W17 S27 FOP=[YR=2019] S6 E12 S2 E11 STP=[YR=2019] S2 E10 N2 W10\$ E22 N2 E11 N6 W8 S2 W41 N2 W7\$ E7 S2 E41 N2 E8 N3 E10N24\$.									