ALL OF LOT 7
IN OR 2164/964
KINGS PLANTATION PB 6/235

FRANKLIN GREG
49194 RIVER BLUFF
HILLIARD, FL 32046

2025

49-4N-25-4201-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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

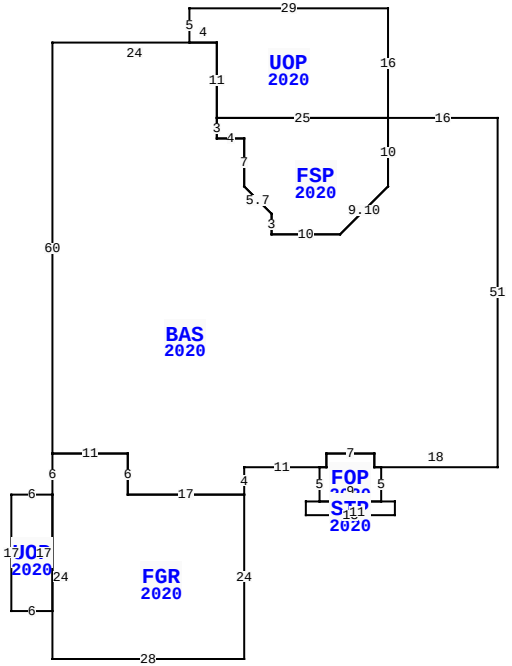
NEIGHBORHOOD/LOC 5002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,287	100	2020	3,287	505,073
FGR	738	55	2020	406	62,385
FOP	59	30	2020	18	2,765
FSP	325	40	2020	130	19,975
STP	26	10	2020	3	461
UOP	102	20	2020	20	3,073
UOP	420	20	2020	84	12,907
TOTALS	4,957			3,948	606,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,948	100.2600	158.41	625,403	2020	2020	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2022 Heated Area: 3287 HX Base Yr 2022



49194 RIVER BLUFF DR, HILLIARD

BLD DATE | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	606,641
TOTAL MARKET OB/XF VALUE	43,907
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	800,548
SOH/AGL Deduction	121,869
ASSESSED VALUE	678,679
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	627,957
TOTAL JUST VALUE	800,548
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	718,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009258	CO ISSUED	0	10/05/2020
2002105	NEW CONSTR	426,335	03/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2164/0964	12/13/2017	WD	Q	I	01	145,000
GRANTOR: BROCK CHADWICK W & EL						
GRANTEE: FRANKLIN GREG						
1870/1333	7/30/2013	WD	Q	V	02	137,800
GRANTOR: ALLISON LANDS INC						
GRANTEE: BROCK CHADWICK W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 UOP=[YR=2020] N16 W29 S5 E4 S11 FSP=[YR=2020] S3 E4 S7 R4 D4 S3 E10 U7 R7 N10 W25$ E25$ S10 D7 L7 W10 N3 U4 L4 N7 W4 N3 N11 W24 S60 FGR=[YR=2020] S6 UOP=[YR=2020] W6 S17 E6 N17$ S24 E28 N24 W17 N6 W11$ E11 S6 E17 N4 E11 FOP=[YR=2020] S5 STP=[YR=2020] W2 S2 E13 N2 W11$ E9 N5 W1 N2 W7 S2 W1$ E1 N2 E7 S2 E18 N51$.

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	0300	BOAT DCK W	0	100	27	5	135.00	SF	40.00	40.00	100	2016	2016	3	78	4,212	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
3	0812	CONCRETE C	0	100	0	0	6,518.00	SF	4.00	4.00	100	2020	2020	3	98	25,551	
4	0310	AL GANG WY	0	100	0	0	48.00	LF	115.00	115.00	100	2020	2020	3	86	4,747	
5	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2020	2020	3	86	1,720	
6	0303	FLT DOCK W	0	100	18	10	180.00	SF	26.00	26.00	100	2020	2020	3	90	4,212	

LAND DESCRIPTION

TOTAL OB/XF 43,907

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	000132	C	RES RIVER	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 03/18/2021 BY KB Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS