

LOTS 9 & 10
IN OR 1782/1611
ESMT OR 1264/634

GRAVES BRYAN S & TINA R
49157 RIVER BLUFF DR
HILLIARD, FL 32046

2025

49-4N-25-4201-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

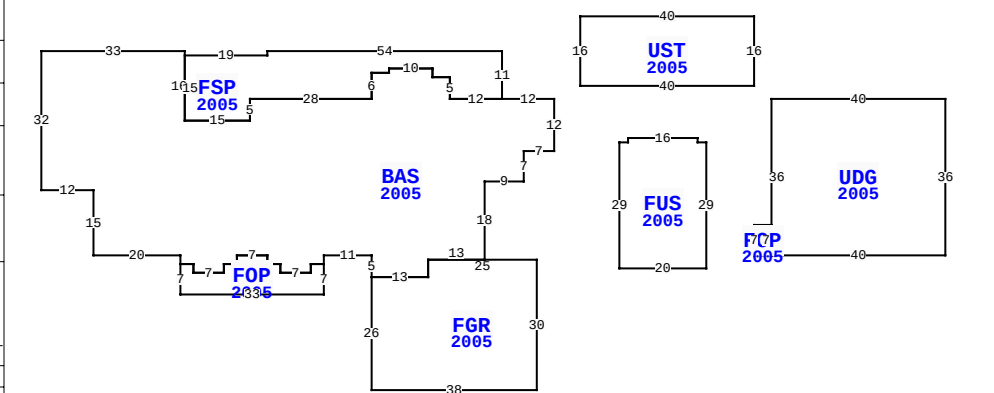
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		05
NEIGHBORHOOD/LOC	5002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,307	100	2005	4,307	667,448
FGR	1,088	55	2005	598	92,671
FOP	28	30	2005	8	1,240
FOP	217	30	2005	65	10,073
FSP	745	40	2005	298	46,181
FUS	596	100	2005	596	92,361
UDG	1,440	55	2005	792	122,735
UST	640	45	2005	288	44,630
TOTALS	9,061			6,952	1,077,340

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	9,067.00	SF	4.00
3	0911	SCRN RM A	0	100	58	35	2,030.00	SF	17.50
4	0861	POOL GUNIT	0	100	0	0	510.00	SF	85.00
5	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00
6	0845	KOOL DECK	0	100	0	0	1,495.00	SF	7.25
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
8	1127	BRICK 8"	0	100	27	4	108.00	SF	11.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	3.83

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	6,952	108.6800	171.71	1,193,728	2005	2005	0	0	9.75	90.25
1 SFR CUST - 100% - 2013											
Heated Area: 4903											
HX Base Yr 2013											



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

TOTAL OB/XF											
68,092											

TOTAL OB/XF											
68,092											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,077,340	
TOTAL MARKET OB/XF VALUE		68,092	
TOTAL LAND VALUE - MARKET		134,050	
TOTAL MARKET VALUE		1,279,482	
SOH/AGL Deduction		818,010	
ASSESSED VALUE		461,472	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		410,750	
TOTAL JUST VALUE		1,279,482	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,129,348	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14633	SWIM POOL	40,000	02/01/2005
E14412	ELEC OTHER	600	02/01/2005
M0409076	H/AC	0	12/01/2004
B13189	NEW CONSTR	400,000	07/01/2004
B13190	GARAGE	47,250	07/01/2004
R6403	REPAIR/RRF	8,000	07/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1782/1611	3/09/2012	WD	Q	I	02
SALE PRICE					
384,000					
GRANTOR: RODGERS ANDREW J & ST					
GRANTEE: GRAVES BRYAN S & TI					
1205/1955	2/04/2004	WD	Q	V	
SALE PRICE					
146,000					
GRANTOR: ALLISON LANDS INC					
GRANTEE: RODGERS ANDREW J &					

BUILDING NOTES									
BAS=[YR=2005;ORIG=0,0] W12 W12 N5 W4 N2 W10 S1 W4 S6 W28 S5									
W15 N16 W33 S32 E12 S15 E20 S2 E3 S2 E7 N2 E3 N2 E7 S2 E3 S2									
E7 N2 E3 N2 E11 S5 E13 N4 E13 N18 E9 N7 E7 N12 \$									
UDG=[YR=2005;ORIG=50,0] E40 S36 W40 N36 \$									
FGR=[YR=2005;ORIG=-42,41] S26 E38 N30 W25 S4 W13 \$									
FSP=[YR=2005;ORIG=-12,0] N11 W54 S1 W19 S15 E15 N5 E28 N6 E4									
N1 E10 S2 E4 S5 E12 \$									
UST=[YR=2005;ORIG=6,-19] E40 S16 W40 N16 \$									
FUS=[YR=2005;ORIG=15,10] E2 N1 E16 S1 E2 S29 W20 N29 \$									
FOP=[YR=2005;ORIG=-86,38] S7 E33 N7 W3 S2 W7 N2 W3 N2 W7 S2									
W3 S2 W7 N2 W3 \$									
FOP=[YR=2005;ORIG=50,36] W4 N7 E4 S7 \$									