



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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	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	1,782	100	2020	1,782	270,450
FGR	812	55	2020	447	67,840
FOP	40	30	2020	12	1,821
FOP	174	30	2020	52	7,892
FOP	300	30	2020	90	13,660

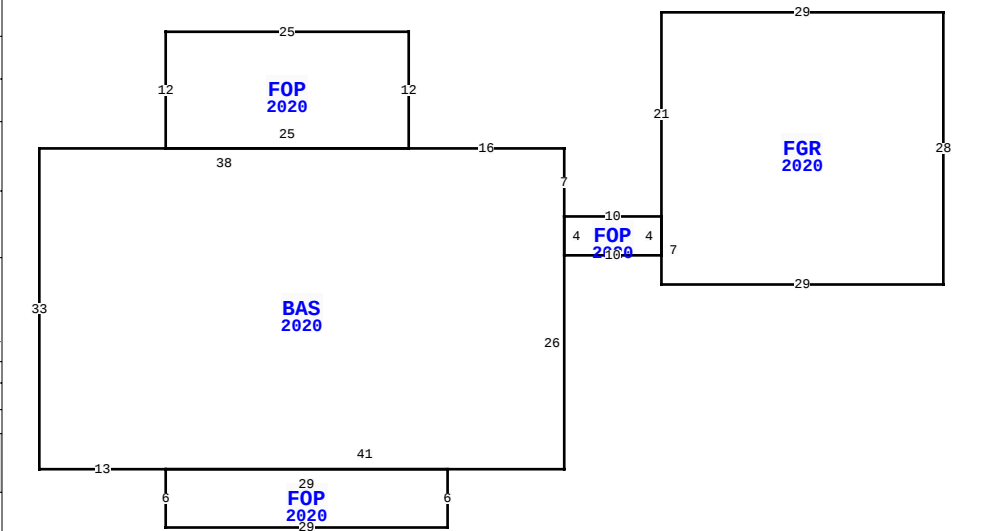
TOTALS	3,108			2,383	361,662
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0680	POLE SHED	0 100	60	40	2,400.00	SF	10.00	10.00	100	2020
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020
4	0680	POLE SHED	0 100	72	40	2,880.00	SF	10.00	10.00	100	2025

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	OR	0.00	0.00	6.87	AC	

REVIEW DATE	12/18/2024	BY	WWX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,383	111.6220	155.15	369,722	2020	2020	0	0	2.18	97.82
1 SNGL FAM			100% - 2021		Heated Area: 1782		HX Base Yr 2021				



3697 RIVER RD, HILLIARD	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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
2	0680	POLE SHED	0 100	60	40	2,400.00	SF	10.00	10.00	100	2020	2020	3	87	20,880	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	98	3,430	
4	0680	POLE SHED	0 100	72	40	2,880.00	SF	10.00	10.00	100	2025	2024	03	98	28,224	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	OR	0.00	0.00	6.87	AC	

REVIEW DATE	12/18/2024	BY	WWX
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						361,662					
TOTAL MARKET OB/XF VALUE						52,534					
TOTAL LAND VALUE - MARKET						144,270					
TOTAL MARKET VALUE						558,466					
SOH/AGL Deduction						198,600					
ASSESSED VALUE						359,866					
TOTAL EXEMPTION VALUE						51,411					
BASE TAXABLE VALUE						308,455					
TOTAL JUST VALUE						558,466					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						538,147					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013497	PRIVATE PROVIDER	93,398	12/05/2024
20002293	CO ISSUED	0	03/13/2020
20001202	BARN	57,960	02/10/2020
19007802	NEW CONSTR	269,757	07/23/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2285/1439	5/24/2019	SW	Q	V	01	76,000

GRANTOR: RAYDIENT LLC											
GRANTEE: ARNOLD CHRISTOPHER											

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2020] W29 S21 FOP=[YR=2020] W10 BAS=[YR=2020] N7 W16 FOP=[YR=2020] N12 W25 S12 E25\$ W38 S33 E13 FOP=[YR=2020] S6 E29 N6 W29\$ E41 N26\$ S4 E10 N4\$ S7 E29 N28\$.											