LOT 2
CANDLEWOOD FARMS OR 2229/189

SMITH WILLIAM LLOYD & TARAH
3789 RIVER RD
HILLIARD, FL 32046

2026

14-2N-23-0111-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

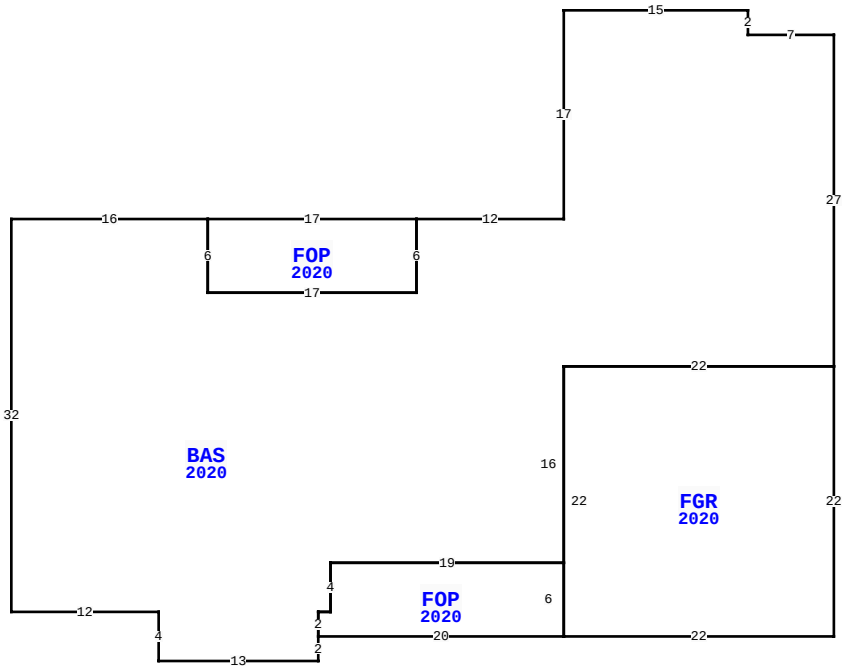
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100	2020	1,938	290,792
FGR	484	55	2020	266	39,912
FOP	102	30	2020	31	4,651
FOP	116	30	2020	35	5,252
TOTALS	2,640			2,270	340,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,270	110.1520	153.11	347,560	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2025 Heated Area: 1938 HX Base Yr 2025



3789 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		387,973
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		139,650
TOTAL MARKET VALUE		527,623
SOH/AGL Deduction		17,026
ASSESSED VALUE		510,597
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		459,186
TOTAL JUST VALUE		527,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010032	NEW ROOF	22,000	08/04/2023
20004257	CO ISSUED	0	05/19/2020
20000345	NEW CONSTR	262,101	01/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/219	2/20/2024	WD	Q	I	01	612,000
GRANTOR: RICKETTS ZACHARY D &						
GRANTEE: SMITH WILLIAM LLOYD						
2293/1590	7/15/2019	SW	Q	V	01	75,000
GRANTOR: RAYDIENT LLC DBA RAYD						
GRANTEE: RICKETTS ZACHARY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W7 N2 W15 S17 W12 FOP=[YR=2020] W17 S6 E17 N6$ S6 W17 N6 W16 S32 E12 S4 E13 N2 FOP=[YR=2020] E20 FGR=[YR=2020] E22 N22 W22 S22$ N6 W19 S4 W1 S2$ N2 E1 N4 E19 N16 E22 N27$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	OR	0.00	0.00	6.65	AC		1.00	1.00	1.00	21,000.00	21,000.00	139,650							

REVIEW DATE 10/22/2024 BY WW Total Acres: 6.65 Total Land Value: 139,650 Market: 0 Agricultural: 0 Common: 139,650 PRINTED 07/09/2026 BY SYS

LOT 2
CANDLEWOOD FARMS OR 2229/189

SMITH WILLIAM LLOYD & TARAH
3789 RIVER RD
HILLIARD, FL 32046

2026

14-2N-23-0111-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

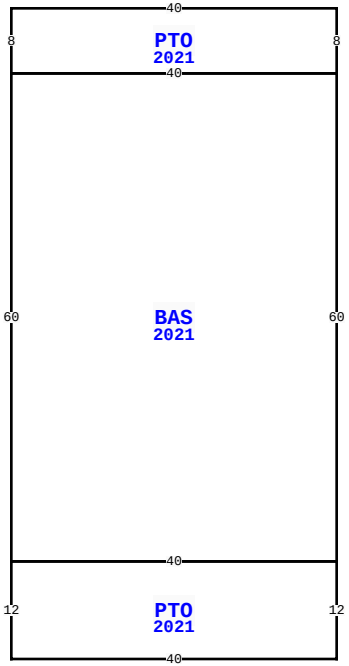
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2021	2,400	46,587
PTO	320	5	2021	16	311
PTO	480	5	2021	24	466
TOTALS	3,200			2,440	47,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,440	51.8420	20.22	49,337	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2025 Heated Area: 2400 HX Base Yr 2025



3789 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		387,973
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		139,650
TOTAL MARKET VALUE		527,623
SOH/AGL Deduction		17,026
ASSESSED VALUE		510,597
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		459,186
TOTAL JUST VALUE		527,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/219	2/20/2024	WD	Q	I	01	612,000
GRANTOR: RICKETTS ZACHARY D &						
GRANTEE: SMITH WILLIAM LLOYD						
2293/1590	7/15/2019	SW	Q	V	01	75,000
GRANTOR: RAYDIENT LLC DBA RAYD						
GRANTEE: RICKETTS ZACHARY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=40,0] E40 S60 W40 N60 $
PTO=[YR=2021;ORIG=40,60] S12 E40 N12 W40 $
PTO=[YR=2021;ORIG=40,-8] E40 S8 W40 N8 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/22/2024 BY WW Total Acres: 6.65 Total Land Value: 139,650 Market: 0 Agricultural: 0 Common: 139,650 PRINTED 07/09/2026 BY SYS