PT OF WILLIAM DRUMMOND GRANT
SEC 49-4N-25E IN OR 2782/158

WILLIAMS JOHN ALVIN III
56041 GRIFFIN RD
CALLAHAN, FL 32011

2026

49-4N-25-0000-0005-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

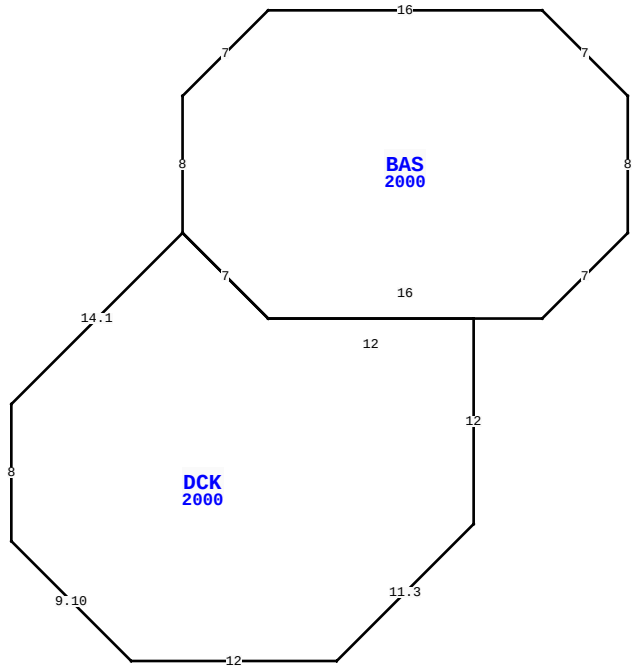
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	418	100	2000	418	74,690
DCK	496	10	2000	50	8,935
TOTALS	914			468	83,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	468	146.9160	204.21	95,570	2000	2000	0	0	0	12.50	87.50

1 SNGL FAM 0% - 2026 Heated Area: 418 HX Base Yr



49216 RIVER BLUFF DR, HILLIARD

BLD DATE	03/03/2023 NW	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	83,624
TOTAL MARKET OB/XF VALUE	7,487
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	291,111
SOH/AGL Deduction	0
ASSESSED VALUE	291,111
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,111
TOTAL JUST VALUE	291,111
NCON VALUE	19,227
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2782/158	4/17/2025	WD	Q	I	01	360,000
GRANTOR: SHELTON WALTER L III						
GRANTEE: WILLIAMS JOHN ALVIN						
2332/1527	1/17/2020	WD	Q	I	01	255,000
GRANTOR: BROCK CHADWICK & ELIS						
GRANTEE: SHELTON WALTER L II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] U5 L5 W16 D5 L5 S8 DCK=[YR=2000] D10 L10 S8 R7 D7 E12 U8 R8 N12 W12 U5 L5 $ D5 R5 E16 U5 R5 N8$.

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
2	0300	BOAT DCK W	0	0	0	0	320.00	SF	40.00	40.00	100	2000	2000	3	26	3,328	
3	1242	WD DECK A	0	0	0	0	114.00	SF	10.00	10.00	100	2000	2000	3	20	228	
4	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400	
5	0311	WD GANG WY	0	0	0	0	16.00	SF	45.00	45.00	100	2026	2020	03	82	590	
6	0303	FLT DOCK W	0	0	0	0	130.00	SF	26.00	26.00	100	2026	2020	03	87	2,941	

LAND DESCRIPTION

TOTAL OB/XF 7,487

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 04/08/2024 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS