PT SE1/4 OF SW1/4 OF
SEC 24-2N-23E IN OR 1525/1774
& OR 1525/1785 (EX UTIL ESMT

THOMAS ROBERT & MELISSA
20700 HURST DR
HILLIARD, FL 32046

2023

24-2N-23-0000-0004-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

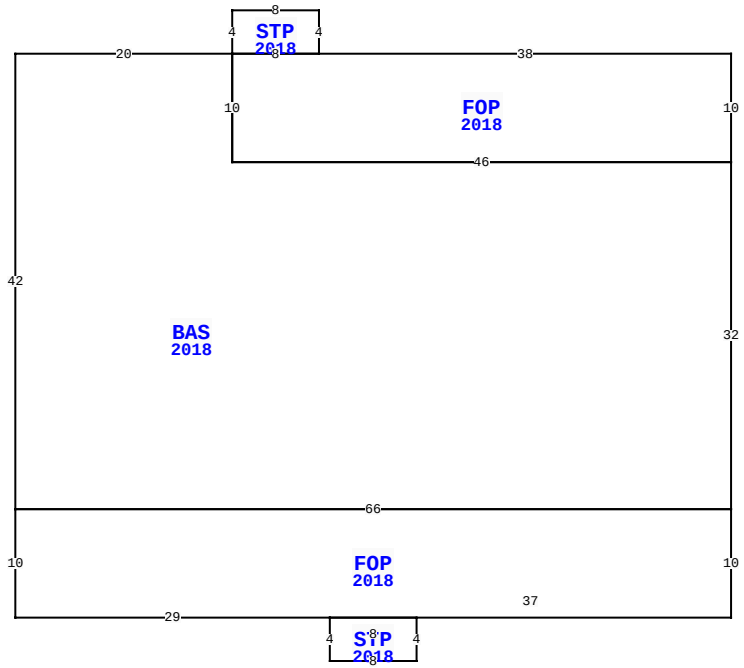
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	2,312	330,189
FOP	460	30	138	19,709
FOP	660	30	198	28,277
STP	32	10	3	428
STP	32	10	3	428
TOTALS	3,496		2,654	379,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,654	122.1000	144.99	384,803	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 2312 HX Base Yr 2019



20700 HURST DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		379,031
TOTAL MARKET OB/XF VALUE		11,956
TOTAL LAND VALUE - MARKET		166,500
TOTAL MARKET VALUE		427,272
SOH/AGL Deduction		170,778
ASSESSED VALUE		256,494
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,494
TOTAL JUST VALUE		557,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001677	XFOB	0	01/31/2022
18011272	CO ISSUED	0	11/09/2018
17007633	NEW CONSTR	294,138	11/27/2017
E1325774	NEW CONSTR	0	01/01/2013
E21544	ELEC OTHER	0	01/01/2009
B21216	AG BARN	0	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1785	9/18/2007	WD	U	V	07	100
GRANTOR: THOMAS JAMES B & BREN						
GRANTEE: THOMAS ROBERT & MEL						
1518/0074	8/08/2007	WD	U	V	01	100
GRANTOR: THOMAS JAMES B & BREN						
GRANTEE: THOMAS ROBERT & MEL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W38 STP=[YR=2018] N4 W8 S4 E8$ W8 BAS=[YR=2018] W20 S42 FOP=[YR=2018] S10 E29 STP=[YR=2018] S4 E8 N4 W8$ E37 N10 W66$ E66 N32 W46 N10$ S10 E46 N10$.

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	0350	CARPORT WD	0	100	40	31	1,240.00	SF	13.00	13.00	100	2009	2009	3	45	7,254	
2	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	2013	2013	3	75	1,620	
3	0810	CONCRETE A	0	100	0	0	173.00	SF	6.50	6.50	100	2018	2018	3	98	1,102	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 11,956

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0	0005	OR	0.00	0.00	11.50	AC		1.00	1.00	1.00	440.00	440.00	5,060							
3	005902	A	HARDWOOD SI	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	175.00	175.00	1,225							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	19.50	AC		1.00	1.00	1.00	7,000.00	7,000.00	136,500							

REVIEW DATE 04/04/2023 BY WWX Total Acres: 19.50 Total Land Value: 36,285 Market: 136,500 Agricultural: 6,285 Common: 30,000 PRINTED 08/02/2023 BY SYS