IN OR 592/148

HURST STEPHEN ROY
6108 RIVER ROAD
HILLIARD, FL 32046-5518

2024

25-2N-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

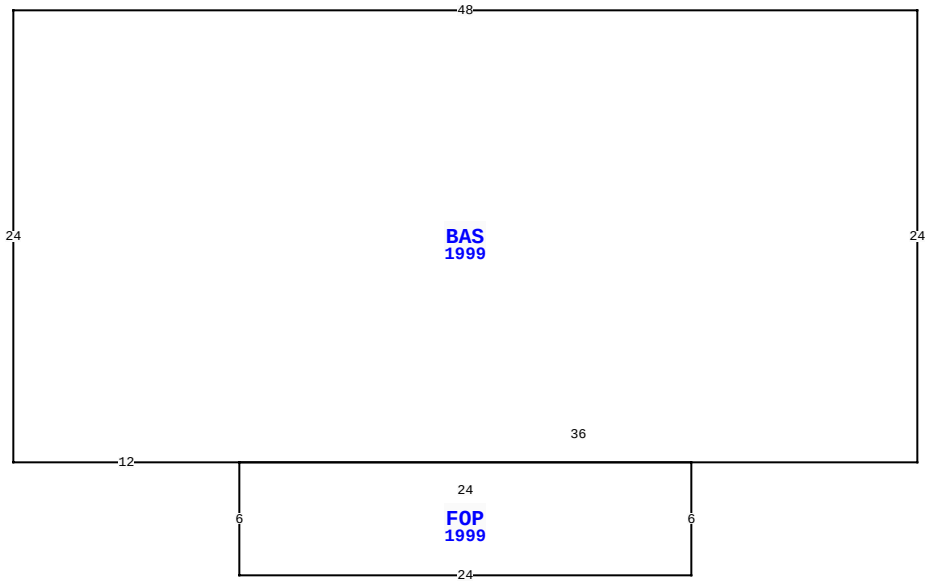
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	113,640
FOP	144	30	43	4,242
TOTALS	1,296		1,195	117,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,195	117.6600	111.78	133,577	1999	1999	0	0	0	11.75	88.25

2 SINGLE FAM – 100% - 1999 Heated Area: 1152 HX Base Yr 1999



6108 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		117,882
TOTAL MARKET OB/XF VALUE		16,440
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		221,822
SOH/AGL Deduction		112,649
ASSESSED VALUE		109,173
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		54,173
TOTAL JUST VALUE		221,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985554	NEW CONSTR	58,500	11/01/1998
8106	MH MOVE-ON	165,000	03/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0592/0148	3/06/1990	WD	Q	I		36,500
GRANTOR: HURST LEEANN MARIE						
GRANTEE: HURST STEPHEN ROY						
0545/1048	6/16/1988	WD	Q	I		36,000
GRANTOR: HURST CLORIS I						
GRANTEE: HURST LEEANN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S24 E12 FOP=[YR=1999] S6 E24 N6 W24 $ E36 N24 $.

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	0812	CONCRETE C	0	100	40	30	1,200.00	SF	4.00	4.00	100	1975	1975	3	26	1,248	
2	0752	USP	0	100	16	12	192.00	SF	15.00	15.00	100	1990	1990	3	20	576	
3	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	2018	2018	3	87	14,616	

LAND DESCRIPTION

TOTAL OB/XF 16,440

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	000102	C	SFR/MH	100	0004	OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	25,000.00	25,000.00	87,500							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 3.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 08/06/2024 BY SYS