IN OR 1755/54
PT OF NE1/4

HURST RALPH E JR
20123 HURST DR
HILLIARD, FL 32046

2024

25-2N-23-0000-0003-0000

BUILDING CHARACTERISTICS

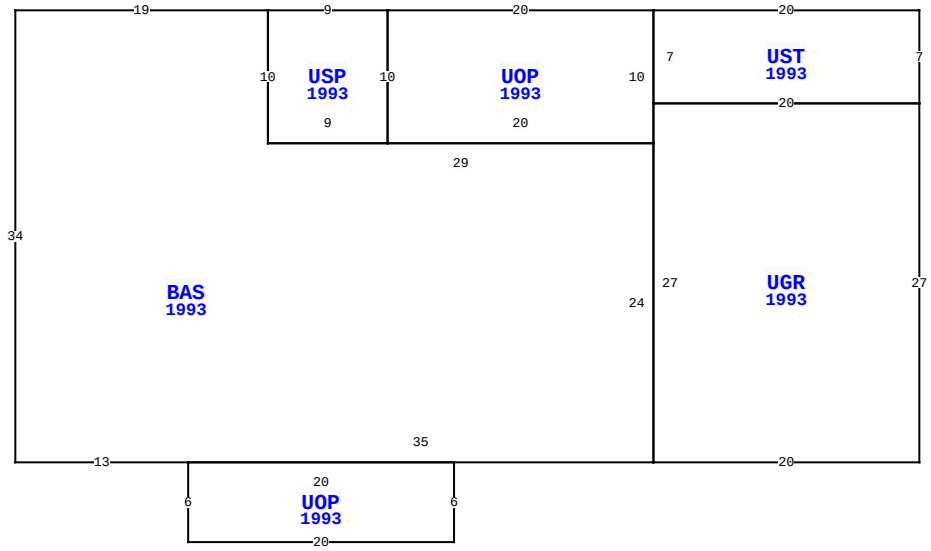
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 70
Interior Floo	09	PINE WOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,342	100	1,342	107,238
UGR	540	45	243	19,418
UOP	120	20	24	1,918
UOP	200	20	40	3,197
USP	90	30	27	2,157
UST	140	45	63	5,035
TOTALS	2,432		1,739	138,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,739	107.5000	102.12	177,587	1958	1965	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 2017 Heated Area: 1342 HX Base Yr 2017



20123 HURST DR, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		138,962
TOTAL MARKET OB/XF VALUE		9,760
TOTAL LAND VALUE - MARKET		81,250
TOTAL MARKET VALUE		229,972
SOH/AGL Deduction		102,752
ASSESSED VALUE		127,220
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,220
TOTAL JUST VALUE		229,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4749	XFOB	19,900	03/21/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1755/0054	8/29/2011	QC	U	I	11	100
GRANTOR: HURST MATTIE T						
GRANTEE: HURST RALPH E JR						
0843/0916	8/03/1998	QC	U	I	06	100
GRANTOR: HURST RALPH E						
GRANTEE: HURST RALPH E & MAT						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W20 UOP=[YR=1993] W20 USP=[YR=1993] W9
BAS=[YR=1993] W19S34 E13 UOP=[YR=1993] S6 E20 N6 W20$ E35
UGR=[YR=1993] E20 N27 W20 S27$ N24 W29 N10$ S10 E9 N10$ S10
E20 N10$ S7 E20 N7$.

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	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	1988	1988	3	20	8,400	
2	0810	CONCRETE A	0	100	0	0	384.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,360	

LAND DESCRIPTION

TOTAL OB/XF 9,760

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	000100	C	SFR	100	0004	OR	0.00	0.00	3.25	AC		1.00	1.00	1.00	25,000.00	25,000.00	81,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.25 Total Land Value: 81,250 Market: 0 Agricultural: 0 Common: 81,250 PRINTED 08/06/2024 BY SYS