

BULLARD JUSTIN R & VICKI L
6168 RIVER RD
HILLIARD, FL 32046

25-2N-23-0175-000A-0010

REVIEW DATE 08/06/2021 BY TWA Total Acres: 6.27 Total Land Value: 119,130 Market: 0 Agricultural: 0 Common: 119,130 PRINTED 08/06/2024 BY SYS

BLOCK A LOT 1
IN OR 2165/681
MCCULLY FOREST 8/191

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HILLIARD, FL 32046

2024

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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		N/A 100		
Interior Floo	03	CONC FINSH 100		
Air Condition	99	N/A 100		
Heating Type		N/A 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories	0	0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC	9010.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	25,221
TOTALS	1,350		1,350	25,221

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	1,350	55.0160	19.26	26,001	2020	2020	0	0	3.00	97.00
2 GARAGE RES - 100% - 2020 Heated Area: 1350 HX Base Yr 2020											
45 30 BAS2020 30 45											
6168 RIVER RD, HILLIARD											
						BLD DATE			LGL DATE	06/16/2023 MLU	
						XF DATE			LAND DATE		
						INC DATE			AG DATE		

NASSAU COUNTY PROPERTY										PAGE 2 of 2		6	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 6					Tax Dist:								
BUILDING MARKET VALUE										352,327			
TOTAL MARKET OB/XF VALUE										50,332			
TOTAL LAND VALUE - MARKET										119,130			
TOTAL MARKET VALUE										521,789			
SOH/AGL Deduction										221,334			
ASSESSED VALUE										300,455			
TOTAL EXEMPTION VALUE										HX HB		50,000	
BASE TAXABLE VALUE										250,455			
TOTAL JUST VALUE										521,789			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										456,445			