BLOCK A LOT 2
IN OR 2207/170
MCCULLY FOREST 8/191

HOLMES JEREMY & TIFFANY
6176 RIVER ROAD
HILLIARD, FL 32046

2024

25-2N-23-0175-000A-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

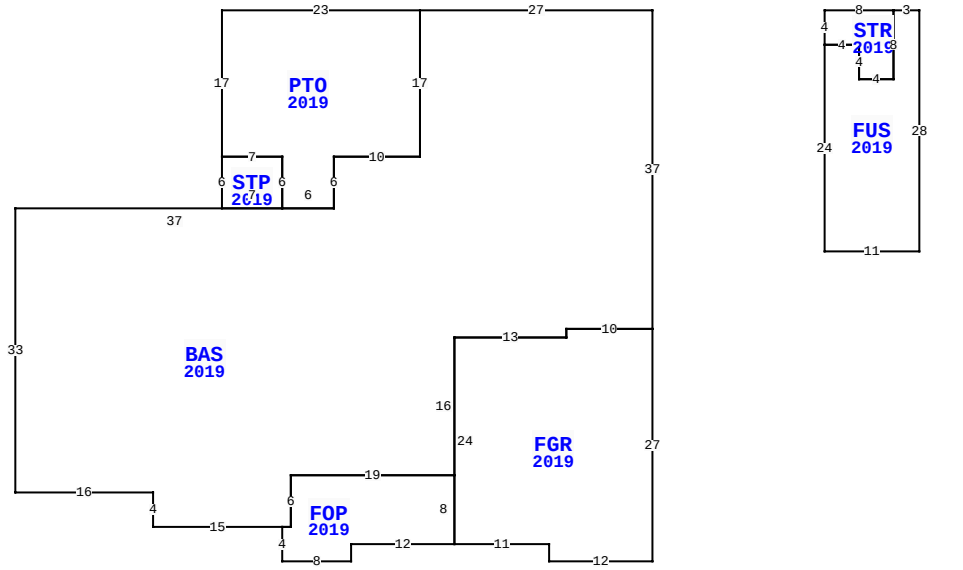
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,725	100	2,725	364,692
FGR	586	55	322	43,094
FOP	170	30	51	6,825
FUS	260	100	260	34,796
PTO	427	5	21	2,810
STP	42	10	4	535
STR	48	10	5	669
TOTALS	4,258		3,388	453,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,388	90.5832	135.87	460,328	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2020 Heated Area: 2985 HX Base Yr 2020



6176 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		469,850
TOTAL MARKET OB/XF VALUE		2,762
TOTAL LAND VALUE - MARKET		129,010
TOTAL MARKET VALUE		601,622
SOH/AGL Deduction		302,416
ASSESSED VALUE		299,206
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		249,206
TOTAL JUST VALUE		601,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006818	CO ISSUED	0	06/26/2019
18011670	GARAGE	40,152	11/27/2018
18010979	NEW CONSTR	380,246	11/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2207/0170	6/29/2018	QC	U	V	11	100
GRANTOR: HOLMES JEREMY & TIFFA						
GRANTEE: HOLMES JEREMY & TIF						
2158/1282	11/17/2017	SW	Q	V	01	77,357
GRANTOR: RAYDIENT LLC						
GRANTEE: HOLMES JEREMY & TIF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W27 PTO=[YR=2019] W23 S17 STP=[YR=2019] S6 E7 N6 W7$ E7 S6 E6 N6 E10 N17$ S17 W10 S6 W37 S33 E16 S4 E15 FOP=[YR=2019] S4 E8 N2 E12 FGR=[YR=2019] E11 S2 E12 N27 W10 S1 W13 S24$ N8 W19 S6 W1$ E1 N6 E19 N16 E13 N1 E10 N37$ PTR=E20 STR=[YR=2019] E8 FUS=[YR=2019] E3 S28 W11 N24 E4 S4 E4 N8$ S8 W4 N4 W4 N4$ W20$.

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	0811	CONCRETE B	0	100	0	0	542.00	SF	5.20	5.20	100	2019	2019	3	98	2,762	

LAND DESCRIPTION

TOTAL OB/XF 2,762

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	000115	C	SFR ACRES	100		OR	0.00	0.00	6.79	AC		1.00	1.00	1.00	19,000.00	19,000.00	129,010							

REVIEW DATE 08/06/2021 BY TWA Total Acres: 6.79 Total Land Value: 129,010 Market: 0 Agricultural: 0 Common: 129,010 PRINTED 08/06/2024 BY SYS

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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

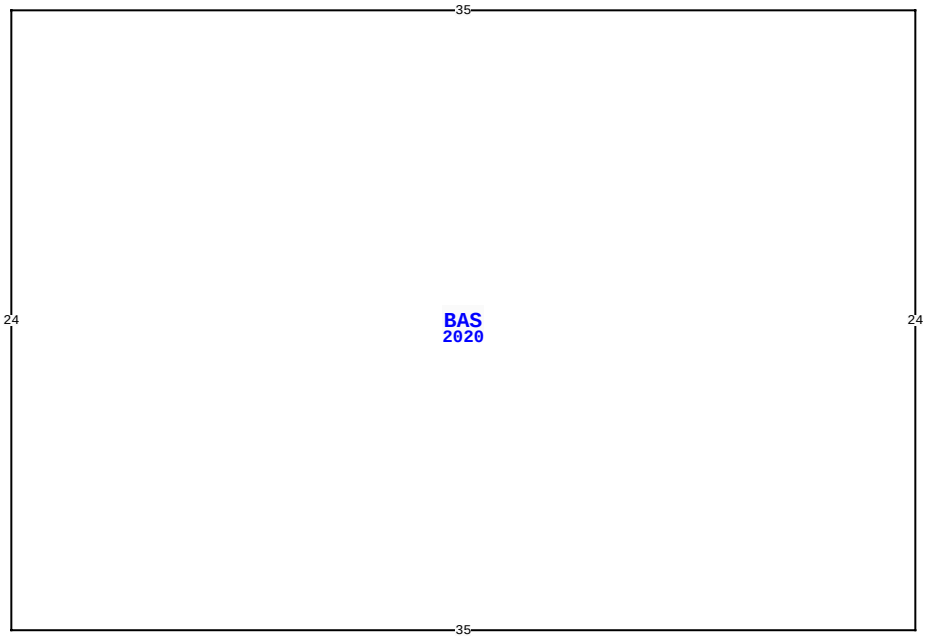
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,427
TOTALS	840		840	16,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	58.1900	20.37	17,111	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2020 Heated Area: 840 HX Base Yr 2020



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2158/1282	11/17/2017	SW	Q	V	01	77,357
GRANTOR: RAYDIENT LLC						
GRANTEE: HOLMES JEREMY & TIF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W35 S24 E35 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/06/2021 BY TWA Total Acres: 6.79 Total Land Value: 129,010 Market: 0 Agricultural: 0 Common: 129,010 PRINTED 08/06/2024 BY SYS