LOT 11
RANDY ACRES PB 5/242
ESMT IN OR 2540-394

BURCH HAROLD H &/ALLEN LISA M
25117 THUMPER LN
HILLIARD, FL 32046

2025

23-2N-23-1803-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

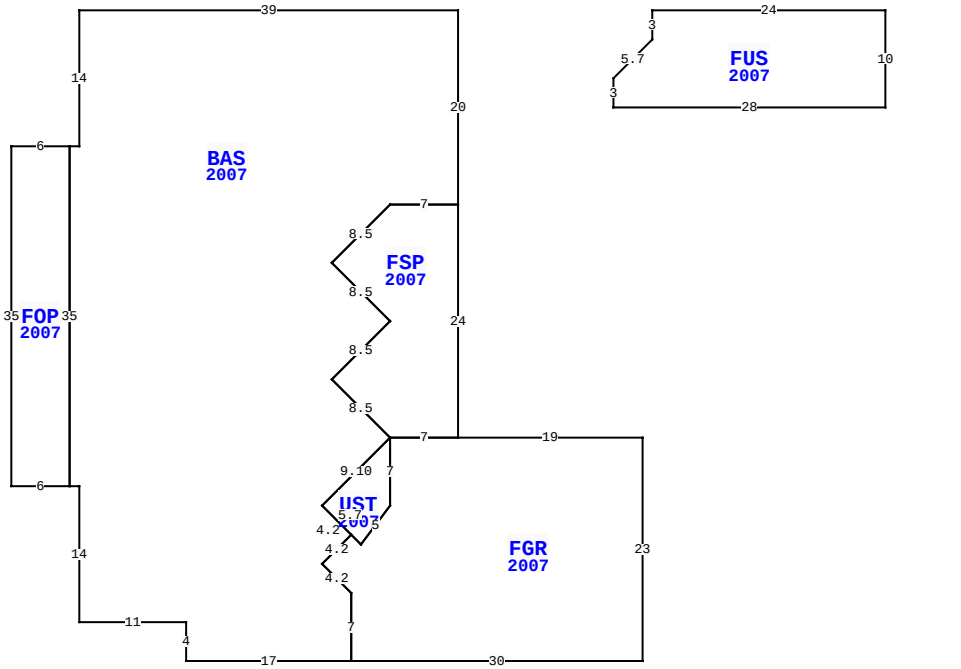
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,101	100	2007	2,101	250,050
FGR	662	55	2007	364	43,321
FOP	210	30	2007	63	7,498
FSP	240	40	2007	96	11,425
FUS	260	100	2007	260	30,944
UST	39	45	2007	18	2,142
TOTALS	3,512			2,902	345,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,902	95.7672	126.41	366,842	2007	2012	0	0	0	5.85	94.15

1 SNGL FAM – 100% - 2020 Heated Area: 2361 HX Base Yr 2020



25117 THUMPER LN, HILLIARD

BLD DATE	04/16/2007 JH	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		353,402
TOTAL MARKET OB/XF VALUE		10,403
TOTAL LAND VALUE - MARKET		61,200
TOTAL MARKET VALUE		425,005
SOH/AGL Deduction		151,428
ASSESSED VALUE		273,577
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		222,855
TOTAL JUST VALUE		425,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,263

TEAR OFF REPLACE SHINGLES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009635	NEW ROOF	20,256	07/27/2023
C19754	CO ISSUED	0	04/01/2007
E19114	ELEC OTHER	2,500	04/01/2007
M12854	MECH OTHER	0	04/01/2007
P12303	OTHER	0	04/01/2007
R10273	REPAIR/RRF	7,500	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2270/0021	4/19/2019	WD	Q	I	01	275,000
GRANTOR: KISER WAYNE C & PAMEL						
GRANTEE: BURCH HAROLD H & LI						
0723/0017	1/31/1995	WD	U	I	09	101,700
GRANTOR: DAVIS VICKI J						
GRANTEE: KISER WAYNE C & PAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W39S14W1FOP=[YR=2007] W6S35 E6N35$S35E1S14E11S4E17FGR=[YR=2007] E30N23W19FSP=[YR=2007] N24W7 L6 D6 R6 D6 L6 D6 R6 D6 E7$W7UST=[YR=2007] L7 D7 R4 D4 R3 U4 N7$S7 D4 L3 L1 U1 L3 D3 R3 D3 S7$N7 L3 U3 R3 U3 L3 U3 R7 U7 U6 L6 U6 R6 U6 L6 U6 R6 E7N20$PTR=[YR=2007] E20 FUS=[YR=2007] E24S10W28N3 U4 R4 N3$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,285.00	SF	4.00	4.00	100	2009	2009	3	89	4,575	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2008	2008	3	31	2,678	

LAND DESCRIPTION

TOTAL OB/XF 10,403

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	RES	100	0004	OR	0.00	0.00	1.36	AC		1.00	1.00	1.00	45,000.00	45,000.00	61,200							

REVIEW DATE 08/23/2023 BY WWX Total Acres: 1.36 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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

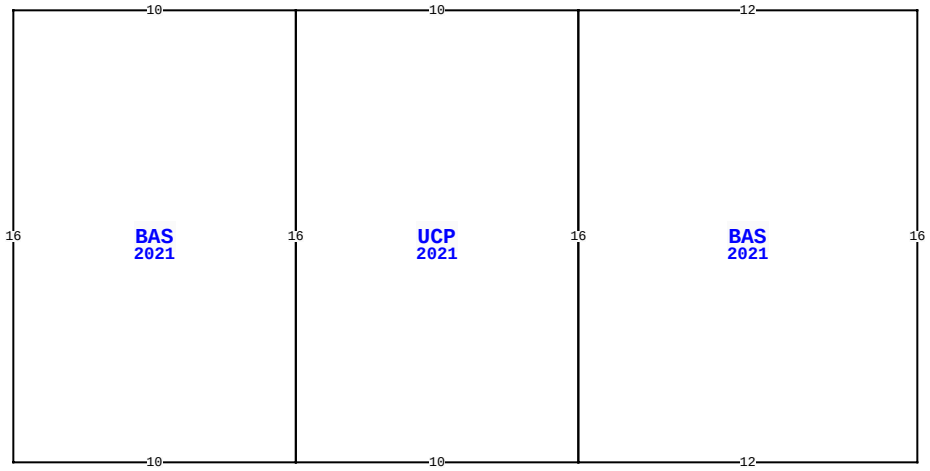
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	2021	160	3,342
BAS	192	100	2021	192	4,010
UCP	160	20	2021	32	668
TOTALS	512			384	8,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	384	58.1900	21.53	8,268	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2020 Heated Area: 352 HX Base Yr 2020



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TOTAL JUST VALUE		425,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19754	NEW CONSTR	209,154	04/01/2007
WE00485	OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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0723/0017	1/31/1995	WD	U	I	09	101,700
GRANTOR: DAVIS VICKI J						
GRANTEE: KISER WAYNE C & PAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 UCP=[YR=2021] W10 BAS=[YR=2021] W10 S16 E10 N16$ S16 E10 N16$ S16 E12 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/23/2023 BY WWX Total Acres: 1.36 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 07/30/2025 BY SYS