PT NE1/4 OF NE1/4 OF SW1/4 OF
SEC 24-2N-23E IN OR 1190/1476
(EX PT IN OR 1517/1761 &

THOMAS MICHAEL J
20264 HURST DR
HILLIARD, FL 32046

2025

24-2N-23-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,861
TOTAL LAND VALUE - MARKET	156,000
TOTAL MARKET VALUE	13,641
SOH/AGL Deduction	7,669
ASSESSED VALUE	5,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,972
TOTAL JUST VALUE	166,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951654	GARAGE	11,492	02/01/1995
8883	MH MOVE-ON	22,000	05/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2083/0959	10/14/2016	QC	U	I	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: THOMAS MICHAEL J &						
1190/1476	11/24/2003	QC	Q	I	01	100
GRANTOR: HURST MATIE ETAL						
GRANTEE: THOMAS MICHAEL J						

HURTS DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	10/18/2024 KBA

BUILDING NOTES

BUILDING DIMENSIONS

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	0681	POLE SHED	0	0	100	20	2,000.00	SF	7.50	7.50	100	1985	1985	3	20	3,000	
2	0681	POLE SHED	0	0	116	21	2,436.00	SF	7.50	7.50	100	1987	1987	3	20	3,654	
3	0681	POLE SHED	0	0	40	19	760.00	SF	7.50	7.50	100	1987	1987	3	20	1,140	
4	0681	POLE SHED	0	0	15	130	1,950.00	SF	7.50	7.50	100	1989	1989	3	20	2,925	
5	0572	JUNK MH	0	0	0	0	1.00	UT	710.00	710.00	20	1966	1966	3	20	142	

LAND DESCRIPTION

TOTAL OB/XF 10,861

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	370.00	370.00	2,590							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	190.00	190.00	190							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	156,000							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 8.00 Total Land Value: 2,780 Market: 156,000 Agricultural: 2,780 Common: 0 PRINTED 07/30/2025 BY SYS