PT SE1/4 OF SW1/4 & PT SW1/4
OF SE1/4 OF SEC 24-2N-23E IN
OR 1926/287 BEING TRACT "1"

THOMAS MICHEAL J & AMY M
20264 HURST DR
HILLIARD, FL 32046

2025

24-2N-23-0000-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

20684 HURST DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,832
TOTAL LAND VALUE - MARKET	103,350
TOTAL MARKET VALUE	11,222
SOH/AGL Deduction	3,142
ASSESSED VALUE	8,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,080
TOTAL JUST VALUE	112,182
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23082	ADDITION	0	11/01/2009
MH982495	MH MOVE-ON	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1926/0287	6/02/2014	WD	U	I	11	100
GRANTOR: THOMAS JAMES BARNEY &						
GRANTEE: THOMAS MICHEAL J &						
1525/1776	9/18/2007	WD	U	V	07	100
GRANTOR: THOMAS JAMES B & BREN						
GRANTEE: THOMAS RANDY D & AM						

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	40	26	1,040.00	SF	15.00	15.00	100	1990	1990	3	20	3,120	
2	0201	BARN WD 10	0	0	42	40	1,680.00	SF	17.00	17.00	100	1990	1990	3	20	5,712	

LAND DESCRIPTION

TOTAL OB/XF 8,832

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	005010	A	SERVICE ACRE	0		OR	0.00	0.00	3.30	AC		1.00	1.00	1.00	500.00	500.00	1,650							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	370.00	370.00	740							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.30	AC		1.00	1.00	1.00	19,500.00	19,500.00	103,350							

REVIEW DATE 12/15/2023 BY KBA Total Acres: 5.30 Total Land Value: 2,390 Market: 103,350 Agricultural: 2,390 Common: 0 PRINTED 07/30/2025 BY SYS