W1/2 OF W1/2 OF SW1/4 OF SE1/4
IN OR 1265/520

THOMAS RANDY D & AMBER M
20684 HURST DRIVE
HILLIARD, FL 32046

2025

24-2N-23-0000-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

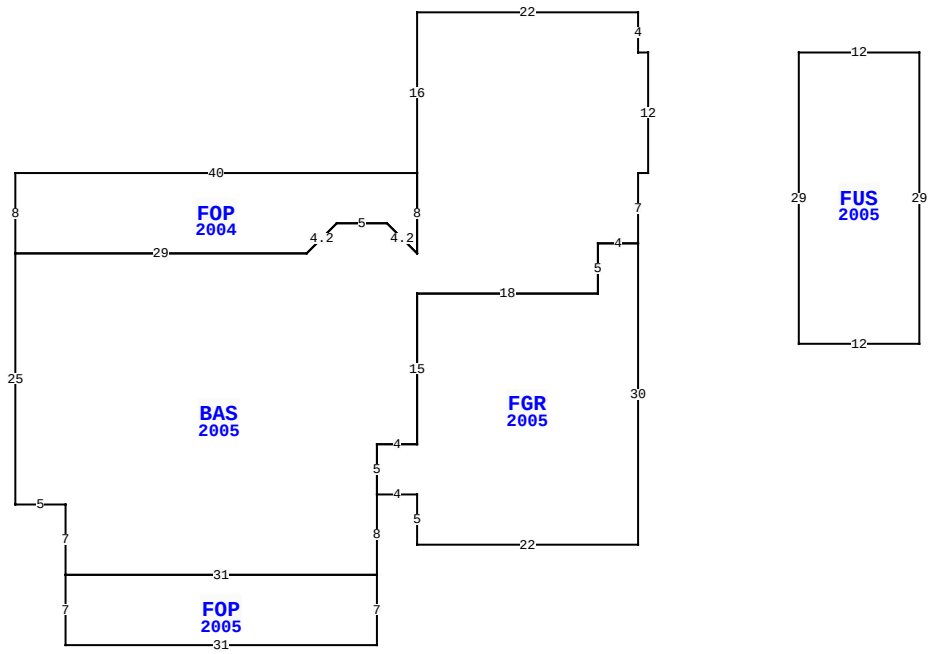
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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
BAS	1,825	100	2005	1,825	247,150
FGR	590	55	2005	324	43,877
FOP	296	30	2004	89	12,053
FOP	217	30	2005	65	8,802
FUS	348	100	2005	348	47,128
TOTALS	3,276			2,651	359,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,651	119.6448	157.93	418,672	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2005 Heated Area: 2173 HX Base Yr 2005



20684 HURST DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		359,011
TOTAL MARKET OB/XF VALUE		13,963
TOTAL LAND VALUE - MARKET		108,900
TOTAL MARKET VALUE		418,499
SOH/AGL Deduction		242,174
ASSESSED VALUE		176,325
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,603
TOTAL JUST VALUE		481,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006318	ROOF	30,000	05/16/2023
M0509903	H/AC	0	06/01/2005
E0514245	ELEC OTHER	2,000	02/01/2005
P0508881	OTHER	0	02/01/2005
B0414230	NEW CONSTR	166,524	12/01/2004
R046992	REPAIR/RRF	1,500	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1265/0520	10/12/2004	WD	Q	V	01	100

GRANTOR: THOMAS JAMES B & BREN
GRANTEE: THOMAS RANDY D & AM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W1 N4 W22 S16 FOP=[YR=2004] W40 S8 E29 U3 R3 E5 D3 R3 N8 $ S8 U3 L3 W5 D3 L3 W29 S25 E5 S7 FOP=[YR=2005] S7 E31 N7 W31$ E31 N8 FGR=[YR=2005] E4 S5 E22 N30 W4 S5 W18 S15 W4 S5$ N5 E4 N15 E18 N5 E4 N7 E1 N12$ PTR=E15 FUS=[YR=2005] E12 S29 W12 N29$ W15$.

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	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2002	2002	3	29	7,308	
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2004	2004	3	21	504	
3	0812	CONCRETE C	0	100	0	0	1,788.00	SF	4.00	4.00	100	2006	2006	3	86	6,151	

LAND DESCRIPTION

TOTAL OB/XF 13,963

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	1.42	AC		1.00	1.00	1.00	370.00	370.00	525							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.42	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,900							

REVIEW DATE 07/12/2023 BY WWX Total Acres: 2.42 Total Land Value: 45,525 Market: 63,900 Agricultural: 525 Common: 45,000 PRINTED 07/30/2025 BY SYS