PT S1/2 OR NE1/4 SEC 25-2N-23E
IN OR 2565/1146
EASEMENT IN OR 1407-78

SMYTHERS AARON & JORDAN
6195 RIVER RD
HILLIARD, FL 32046

2025

25-2N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 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	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

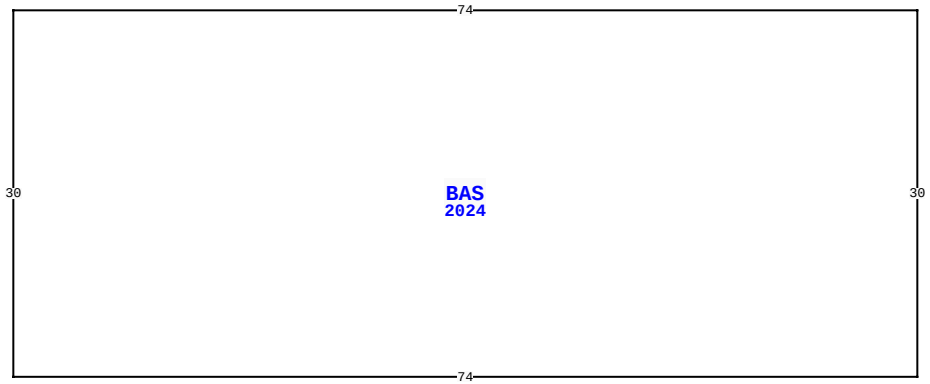
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,220	100	2024	2,220	215,956
TOTALS	2,220			2,220	215,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,220	115.6000	98.26	218,137	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2024 Heated Area: 2220 HX Base Yr 2024



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		247,488
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		452,688
SOH/AGL Deduction		14,869
ASSESSED VALUE		437,819
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		387,097
TOTAL JUST VALUE		452,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000392	CO ISSUED	0	01/11/2023
22015623	GARAGE	58,929	10/18/2022
22011301	MH MOVE-ON	0	07/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/1146	5/20/2022	WD	Q	V	01	120,000
GRANTOR: CANADAY NATALIE & HUT						
GRANTEE: SMYTHERS AARON & JO						
2565/1146	5/20/2022	WD	Q	V	01	120,000
GRANTOR: CANADAY NATALIE & LEE						
GRANTEE: SMYTHERS AARON & JO						

6195 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0680	POLE SHED	0	100	34	30	1,020.00	SF	10.00	10.00	100	2025	2024		100	10,200	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] S30 E74 N30 W74 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,200

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		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 11/29/2022 BY WW Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS

PT S1/2 OR NE1/4 SEC 25-2N-23E
IN OR 2565/1146
EASEMENT IN OR 1407-78

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HILLIARD, FL 32046

2025

25-2N-23-0000-0001-0000

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

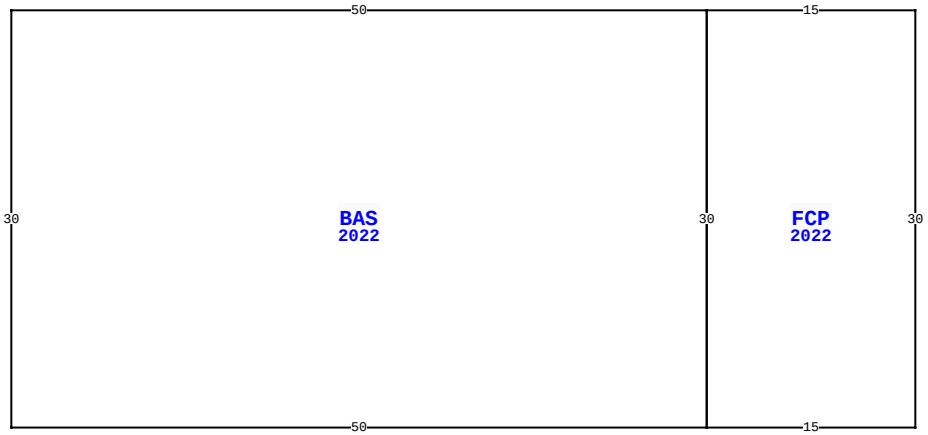
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2022	1,500	29,341
FCP	450	25	2022	112	2,191
TOTALS	1,950			1,612	31,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,612	53.9580	19.96	32,176	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2024 Heated Area: 1500 HX Base Yr 2024



6195 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: SMYTHERS AARON & JO						
2565/1146	5/20/2022	WD	Q	V	01	120,000
GRANTOR: CANADAY NATALIE & LEE						
GRANTEE: SMYTHERS AARON & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-15,0] W50 S30 E50 N30 $
FCP=[YR=2022;ORIG=-15,0] E15 S30 W15 N30 $
.

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 11/29/2022 BY WW Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS