PT OF SEC 25-2N-23E
IN OR 2569/177
UTIL ESMT IN OR 2437-1793, 1797

EDGE DANIEL PATRICK
6145 RIVER RD
HILLIARD, FL 32046

2025

25-2N-23-0000-0001-0040

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

6145 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	232,500
TOTAL MARKET VALUE	11,960
SOH/AGL Deduction	0
ASSESSED VALUE	11,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,960
TOTAL JUST VALUE	238,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2569/0177	6/06/2022	WD	Q	V	01	247,500
GRANTOR: TAYLOR BETTY H & SALL						
GRANTEE: EDGE DANIEL PATRICK						
2407/0717	11/10/2020	WD	U	V	11	100
GRANTOR: TAYLOR BETTY A & SALL						
GRANTEE: TAYLOR BETTY A & SA						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1982	1982	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	390.00	390.00	5,460							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	232,500							

REVIEW DATE 12/17/2020 BY TWA Total Acres: 15.00 Total Land Value: 5,960 Market: 232,500 Agricultural: 5,960 Common: 0 PRINTED 07/30/2025 BY SYS