

BLOCK A LOT 1
IN OR 2165/681
MCCULLY FOREST 8/191

BULLARD JUSTIN R & VICKI L
6168 RIVER RD
HILLIARD, FL 32046

2025

25-2N-23-0175-000A-0010



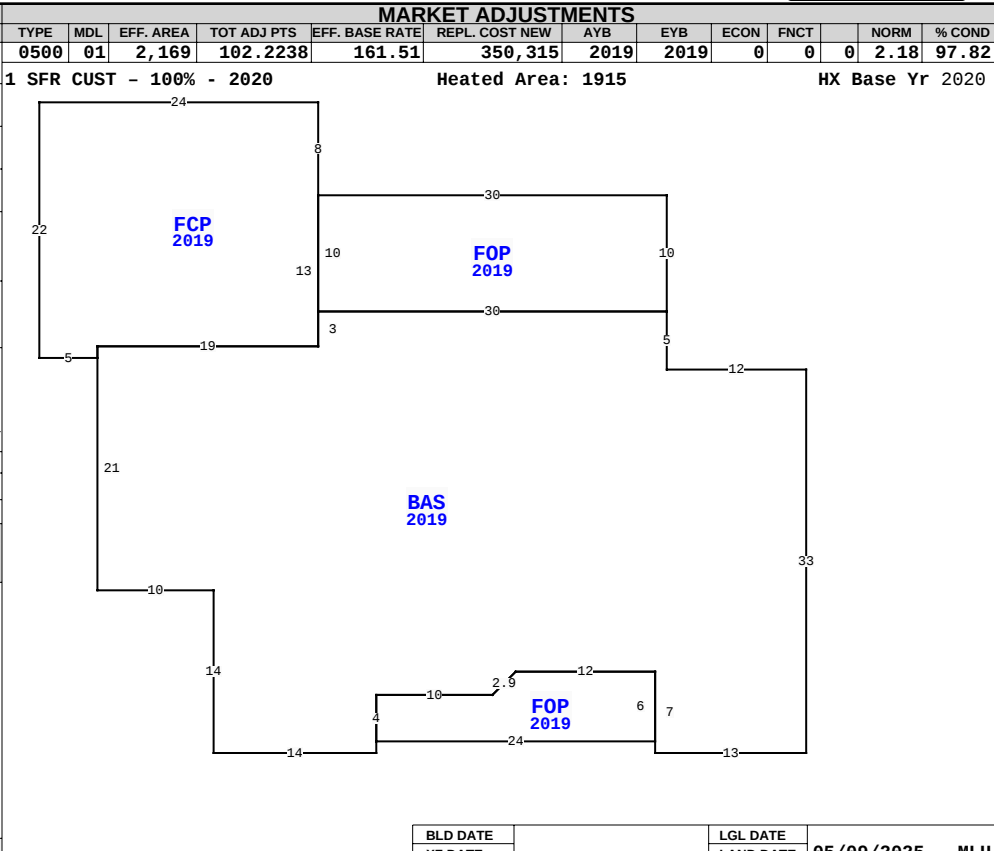
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,915	100	2019	1,915	302,549
FCP	509	25	2019	127	20,065
FOP	122	30	2019	37	5,846
FOP	300	30	2019	90	14,219
TOTALS	2,846			2,169	342,678

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	22	20	440.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	630.00	SF	5.20	5.20	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	664.00	SF	10.00	10.00	
6	0810	CONCRETE A	0	100	30	8	240.00	SF	6.50	6.50	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
8	0351	CARPORT MT	0	100	40	25	1,000.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000100	C	RES	100		OR	0.00	0.00	6.27	AC	1.00



6168 RIVER RD, HILLIARD	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						371,133					
TOTAL MARKET OB/XF VALUE						58,831					
TOTAL LAND VALUE - MARKET						122,265					
TOTAL MARKET VALUE						552,229					
SOH/AGL Deduction						237,706					
ASSESSED VALUE						314,523					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						263,801					
TOTAL JUST VALUE						552,229					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						521,789					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011254	SWIM POOL	50,000	11/17/2020
20007803	GARAGE	89,940	08/27/2020
19000224	CO ISSUED	0	01/09/2019
18003194	NEW CONSTR	246,979	05/10/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2165/0681	11/15/2017	SW	U	V	11		100
GRANTOR: RAYDIENT LLC & RAYDIE							
GRANTEE: BULLARD JUSTIN R &							
2162/1732	11/15/2017	QC	U	V	11		100
GRANTOR: RAYONIER ATLANTIC TIM							
GRANTEE: BULLARD JUSTIN R &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W12 N5 FOP=[YR=2019] N10 W30 FCP=[YR=2019] N8 W24 S22 E5 N1 E19 N13 \$ S10 E30 \$ W30 S3 W19 S 21 E10 S14 E14 N1 FOP=[YR=2019] E24 N6 W12 D2 L2 W10 S4\$ N4 E10 U2 R2 E12 S7 E13 N33\$.											

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