BLOCK B LOT 3
MCCULLY FOREST 8/191

GREEN RANDALL B & ANGELA L
12370 US HWY 301
BRYCEVILLE, FL 32009

2025

25-2N-23-0175-000B-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9010.00		

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

6187 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	93,100
TOTAL MARKET VALUE	93,100
SOH/AGL Deduction	5,320
ASSESSED VALUE	87,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,780
TOTAL JUST VALUE	93,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250001316	PRIVATE PROVIDER	418,116	02/06/2025
B230014987		418,116	11/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2600/0887	10/28/2022	WD	Q	V	01	85,000
GRANTOR: DYBALSKI KEVIN						
GRANTEE: GREEN RANDALL B & A						
2454/1121	4/21/2021	QC	U	V	11	100
GRANTOR: DYBALSKI EDWARD						
GRANTEE: DYBALSKI KEVIN						

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

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
1	000100	C	RES	0		OR	0.00	0.00	2.66	AC		1.00	1.00	1.00	35,000.00	35,000.00	93,100							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 2.66 Total Land Value: 93,100 Market: 0 Agricultural: 0 Common: 93,100 PRINTED 07/30/2025 BY SYS