E1/2 OF W1/2 OF SW1/4 OF SE1/4
OF SEC 24-2N-23E IN
OR 1926/219

THOMAS MICHEAL J
20264 HURST DR
HILLIARD, FL 32046

2026

24-2N-23-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

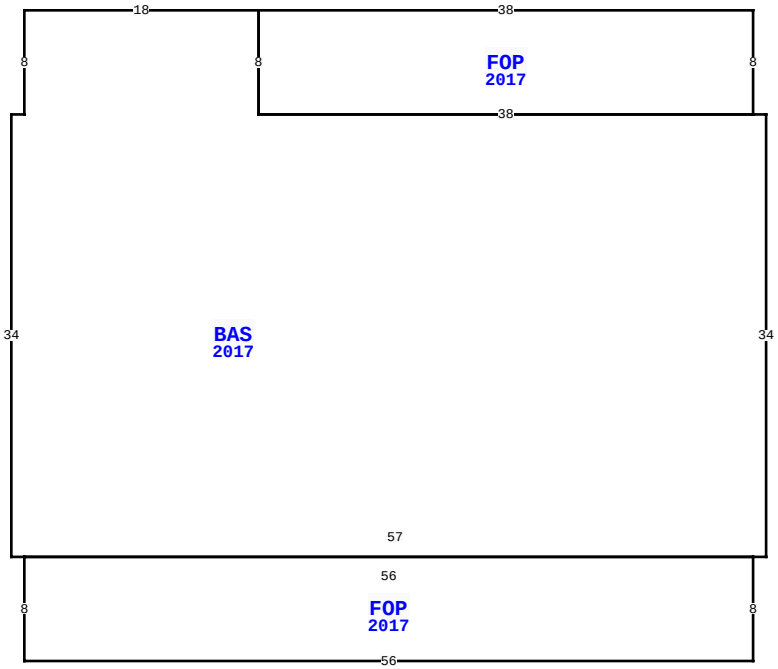
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
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	2,116	100	2017	2,116	343,597
FOP	304	30	2017	91	14,777
FOP	448	30	2017	134	21,759
TOTALS	2,868			2,341	380,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,341	121.0594	168.27	393,920	2017	2017	0	0	0	3.50	96.50

2 SNGL FAM 100% - 2019 Heated Area: 2116 HX Base Yr 2019



20264 HURST DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		380,133
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		108,360
TOTAL MARKET VALUE		423,381
SOH/AGL Deduction		178,348
ASSESSED VALUE		245,033
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,622
TOTAL JUST VALUE		488,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005502	CO ISSUED	0	06/21/2017
B1531582	NEW CONSTR	250,518	12/30/2015
8767	MH MOVE-ON	5,500	12/26/1991
4559	N/A	0	09/29/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1926/0218	5/31/2014	QC	U	I	11	100
GRANTOR: HURST BOBBIE LYNN						
GRANTEE: HURST RALPH E JR						
1926/0219	4/14/2014	WD	U	I	37	20,000
GRANTOR: HURST RALPH E JR						
GRANTEE: THOMAS MICHEAL J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W1 FOP=[YR=2017] N8 W38 S8 E38$ W38 N8 W18 S8 W1 S34 E1 FOP=[YR=2017] S8 E56 N8 W56$ E57 N34 $.

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	42,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	3.16	AC		1.00	1.00	1.00	395.00	395.00	1,248							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.16	AC		1.00	1.00	1.00	21,000.00	21,000.00	66,360							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.16 Total Land Value: 43,248 Market: 66,360 Agricultural: 1,248 Common: 42,000 PRINTED 07/09/2026 BY SYS