PT NE1/4 OF NE1/4 OF SW1/4 OF
SEC 24-2N-23E IN OR 1517/1761

THOMAS MICHEAL J & AMY
20264 HURST DR
HILLIARD, FL 32046

2026

24-2N-23-0000-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

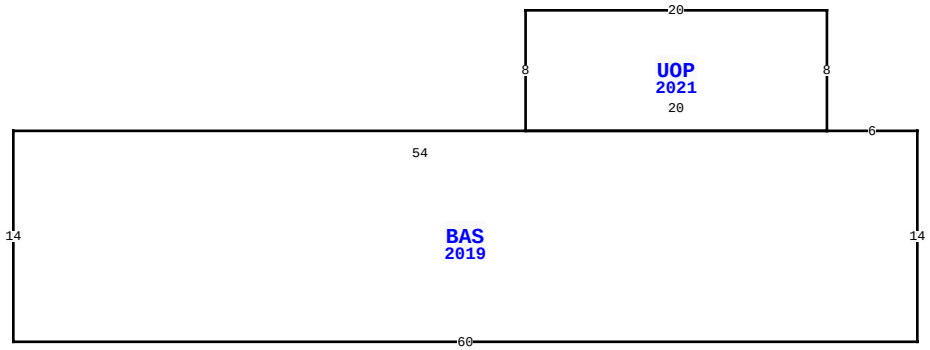
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2019	840	52,669
UOP	160	25	2021	40	2,508
TOTALS	1,000			880	55,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	880	133.9800	120.58	106,110	2005	2005	0	0	0	48.00	52.00

1 M/H 94+ 0% - 0 Heated Area: 840 HX Base Yr



20941 HURST DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	55,177
TOTAL MARKET OB/XF VALUE	5,160
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	100,337
SOH/AGL Deduction	9,017
ASSESSED VALUE	91,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,320
TOTAL JUST VALUE	100,337
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009091	CO ISSUED	0	08/23/2019
19007603	MH MOVE-ON	0	07/17/2019
19002859	DEMOLITION	54	03/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/0959	10/14/2016	QC	U	I	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: THOMAS MICHAEL J &						
1517/1761	8/07/2007	WD	U	I	08	100
GRANTOR: SIKES LOIS M						
GRANTEE: THOMAS MICHEAL J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W6 UOP=[YR=2021] N8 W20 S8 E20$ W54 S14 E60 N14$.

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	0351	CARPORT MT	0	0	30	20	600.00	SF	10.00	10.00	100	2021	2021	3	86	5,160	

LAND DESCRIPTION

TOTAL OB/XF 5,160

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	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS