PT SE1/4 OF SW1/4 OF
SEC 24-2N-23E IN OR 1926/290

THOMAS RANDY DOUGLAS & AMBER G
20684 HURST DRIVE
HILLIARD, FL 32046

2026

24-2N-23-0000-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

20688 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	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	136,500
TOTAL MARKET VALUE	14,405
SOH/AGL Deduction	1,019
ASSESSED VALUE	13,386
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,386
TOTAL JUST VALUE	148,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1926/0290	4/18/2014	WD	U	I	11	100
GRANTOR: THOMAS JAMES BARNEY &						
GRANTEE: THOMAS RANDY DOUGLA						
1594/1109	11/25/2008	WD	U	I	07	100
GRANTOR: THOMAS JAMES BARNEY &						
GRANTEE: THOMAS MICHAEL & AM						

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	1990	1990	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	006000	A	PASTURE - HA	0	0005	OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	370.00	370.00	2,405							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	21,000.00	21,000.00	136,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.50 Total Land Value: 2,405 Market: 136,500 Agricultural: 2,405 Common: 0 PRINTED 07/09/2026 BY SYS