

PT SE1/4 OF SW1/4 OF
SEC 24-2N-23E IN OR 1525/1774
& OR 1525/1785 (EX UTIL ESMT

THOMAS ROBERT & MELISSA
20700 HURST DR
HILLIARD, FL 32046

2026

24-2N-23-0000-0004-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA
		09

Quality	03	Quality Level 03		
DOR CODE	6000	PASTURELAND 1		
MAP NUM		MKT AREA	09	
NEIGHBORHOOD/LOC	9003.00			

TOTALS	3,496			2,654	397,201
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0350	CARPORT WD	0	100	40	31	1,240.00	SF	13.00	13.00	100
2	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
5	0680	POLE SHED	0	100	50	40	2,000.00	SF	10.00	10.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC	
2	006000	A	PASTURE - HA	0	0005	OR	0.00	0.00	11.50	AC	
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.50	AC	

REVIEW DATE 07/12/2023 BY WW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,654	111.0000	154.29	409,486	2018	2018	0	0	0	97.00
1 SNGL FAM 100% - 2019 Heated Area: 2312 HX Base Yr 2019											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

20700 HURST DR, HILLIARD

TOTAL OB/XF											
27,319											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC	
2	006000	A	PASTURE - HA	0	0005	OR	0.00	0.00	11.50	AC	
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.50	AC	

TOTAL OB/XF											
27,319											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC	
2	006000	A	PASTURE - HA	0	0005	OR	0.00	0.00	11.50	AC	
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.50	AC	

Total Acres: 19.50 Total Land Value: 18,445 Market: 253,500 Agricultural: 5,445 Common: 13,000

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 6											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						397,201					
TOTAL MARKET OB/XF VALUE						27,319					
TOTAL LAND VALUE - MARKET						266,500					
TOTAL MARKET VALUE						442,965					
SOH/AGL Deduction						144,035					
ASSESSED VALUE						298,930					
TOTAL EXEMPTION VALUE						51,411					
BASE TAXABLE VALUE						247,519					
TOTAL JUST VALUE						691,020					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						736,654					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001677	XFOB	0	01/31/2022
18011272	CO ISSUED	0	11/09/2018
17007633	NEW CONSTR	294,138	11/27/2017
E1325774	NEW CONSTR	0	01/01/2013
E21544	ELEC OTHER	0	01/01/2009
B21216	AG BARN	0	03/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1525/1785	9/18/2007	WD	U	V	07	100			
GRANTOR: THOMAS JAMES B & BREN									
GRANTEE: THOMAS ROBERT & MEL									
1518/0074	8/08/2007	WD	Q	V	01	100			
GRANTOR: THOMAS JAMES B & BREN									
GRANTEE: THOMAS ROBERT & MEL									

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2018] W38 STP=[YR=2018] N4 W8 S4 E8\$ W8 BAS=[YR=2018] W20 S42 FOP=[YR=2018] S10 E29 STP=[YR=2018] S4 E8 N4 W8\$ E37 N10 W66\$ E66 N32 W46 N10\$ S10 E46 N10\$.											

OTHER ADJUSTMENTS AND NOTES							
AND LUE	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
13,000							
4,255							
1,190							
253,500							