E1/2 OF W1/2 OF SW1/4 OF SE1/4
OF SEC 24-2N-233 IN
OR 1926/222

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

2026

24-2N-23-0000-0004-0130

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

HURST DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	10/18/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	108,360
TOTAL MARKET VALUE	1,909
SOH/AGL Deduction	0
ASSESSED VALUE	1,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,909
TOTAL JUST VALUE	108,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1926/0222	4/14/2014	WD	U	V	37	20,000
GRANTOR: HURST RALPH E JR						
GRANTEE: THOMAS RANDY DOUGLA						
0638/0895	10/05/1991	WD	U	I	10	100
GRANTOR: THOMAS JAMES BARNEY						
GRANTEE: HURST RALPH E JR &						

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	006005	A	PASTURE - GR	0	0005	OR	0.00	0.00	5.16	AC		1.00	1.00	1.00	370.00	370.00	1,909							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.16	AC		1.00	1.00	1.00	21,000.00	21,000.00	108,360							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 5.16 Total Land Value: 1,909 Market: 108,360 Agricultural: 1,909 Common: 0 PRINTED 07/09/2026 BY SYS