IN OR 2441/608
UTIL ESMT IN OR 2437-1790, OR 25

MCINTOSH HAROLD L JR & REGINA
PO BOX 173
CALLAHAN, FL 32011

2026

25-2N-23-0000-0001-0030

BUILDING CHARACTERISTICS

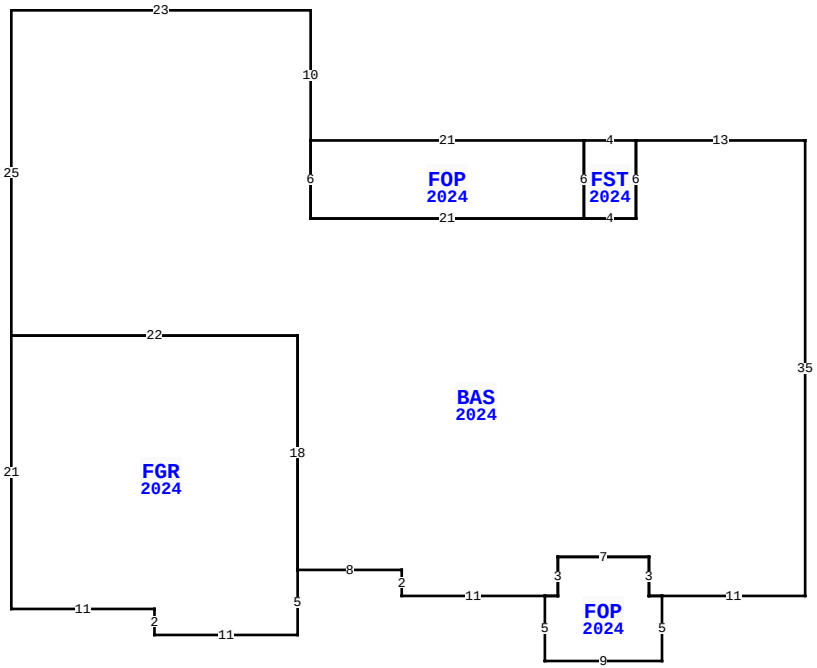
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	1,738	100	2024	1,738	281,048
FGR	484	55	2024	266	43,014
FOP	66	30	2024	20	3,234
FOP	126	30	2024	38	6,145
FST	24	55	2024	13	2,102
TOTALS	2,438			2,075	335,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,075	97.9020	162.52	337,229	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 1738 HX Base Yr 2024



6225 PAULS WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		346,548
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		369,103
SOH/AGL Deduction		1,173
ASSESSED VALUE		367,930
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		316,519
TOTAL JUST VALUE		536,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011472	CO ISSUED		09/11/2023
23001204	NEW CONSTR	327,670	01/27/2023
22011232	GARAGE	21,758	07/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2441/0608	3/08/2021	WD	Q	I	01	135,000
GRANTOR: WEST SALLY & BETTY TA						
GRANTEE: MCINTOSH HAROLD L J						
1671/0462	12/20/2006	WD	Q	V	01	100
GRANTOR: HURST JAMES ALAN						
GRANTEE: WEST SALLY & BETTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,0] W13 S6 W4 W21 N6 N10 W23 S25 E22 S18 E8 S2 E11 E1 N3 E7 S3 E1 E11 N35 $
FGR=[YR=2024;ORIG=69,15] E22 S18 S5 W11 N2 W11 N21 $
FOP=[YR=2024;ORIG=92,0] E21 S6 W21 N6 $
FST=[YR=2024;ORIG=113,0] E4 S6 W4 N6 $
FOP=[YR=2024;ORIG=111,32] E7 S3 E1 S5 W9 N5 E1 N3 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR			1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	395.00	395.00	3,555							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 10/10/2023 BY WW Total Acres: 10.00 Total Land Value: 22,555 Market: 171,000 Agricultural: 3,555 Common: 19,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

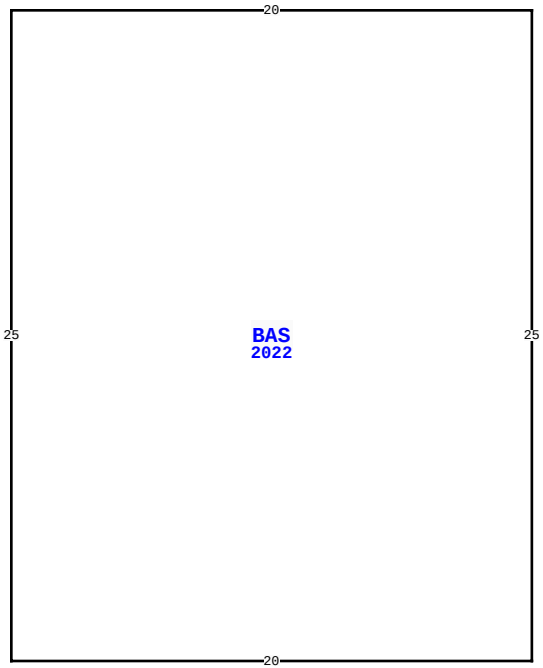
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	2022	500	11,005
TOTALS	500			500	11,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	500	58.1900	22.69	11,345	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 100% - 2024 Heated Area: 500 HX Base Yr 2024



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GRANTOR: HURST JAMES ALAN						
GRANTEE: WEST SALLY & BETTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S25 E20 N25$.

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

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