PT OF THE S1/2 OF THE NE1/4 &
PT OF THE NW1/4 OF THE NE1/4
OF SEC 25-2N-23E

HUTCHINSON LEEANN H TRUSTEE/HITCHINSON LEEANN H RE
6025 RIVER RD
HILLIARD, FL 32046

2026

25-2N-23-0000-0001-0060

BUILDING CHARACTERISTICS

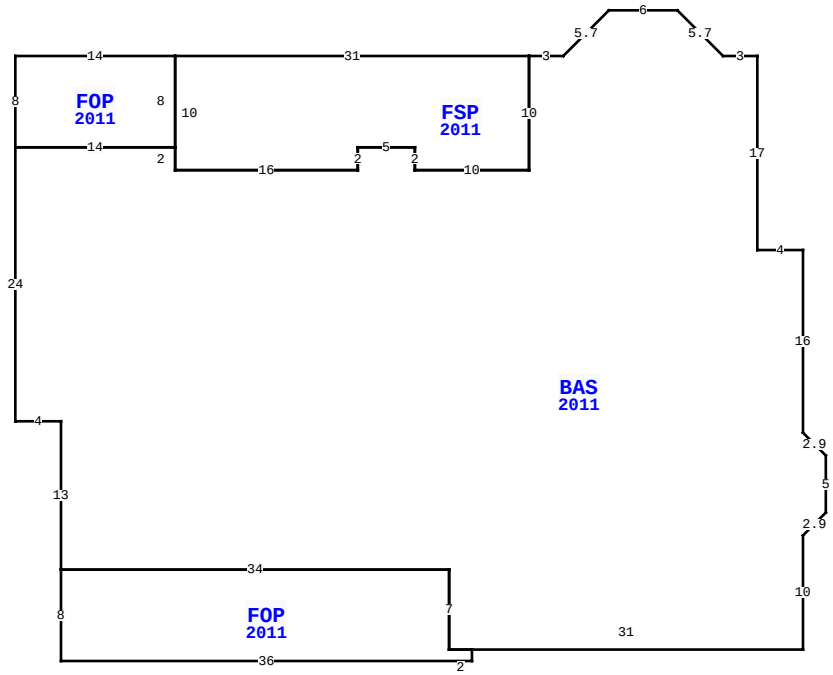
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 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	2,844	100	2011	2,844	346,752
FOP	112	30	2011	34	4,146
FOP	274	30	2011	82	9,998
FSP	300	40	2011	120	14,631
TOTALS	3,530			3,080	375,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,080	93.8124	130.40	401,632	2011	2011	0	0	0	6.50	93.50

2 SNGL FAM 100% - 1992 Heated Area: 2844 HX Base Yr 1992



6025 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		375,526
TOTAL MARKET OB/XF VALUE		13,542
TOTAL LAND VALUE - MARKET		254,660
TOTAL MARKET VALUE		431,534
SOH/AGL Deduction		124,093
ASSESSED VALUE		307,441
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		251,030
TOTAL JUST VALUE		643,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		644,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23926	CO ISSUED	0	02/04/2011
R12480	REPAIR/RRF	10,000	11/01/2010
M15730	H/AC	0	11/01/2010
P14451	NEW CONSTR	0	09/01/2010
B23926	NEW CONSTR	285,836	09/01/2010
B23552	ADDITION	0	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/0331	4/27/2017	QC	U	I	11	100
GRANTOR: HUTCHINSON LEEANN H						
GRANTEE: HUTCHINSON LEEANN H						
1755/0057	8/29/2011	QC	U	I	11	100
GRANTOR: HURST MATTIE T						
GRANTEE: HUTCHINSON LEEANN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W4 N17 W3 U4 L4 W6 D4 L4 W3 FSP=[YR=2011] W31 FOP=[YR=2011] W14 S8 E14 N8$ S10 E16 N2 E5 S2 E10 N10$ S10 W10 N2 W5 S2 W16 N2 W14 S24 E4 S13 FOP=[YR=2011] S8 E36 N1 W2 N7 W34$ E34 S7 E31 N10 U2 R2 N5 L2 U2 N16$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	
3	0203	BARN MTL 0	0	100	40	30	1,200.00	SF	18.00	18.00	100	2010	2010	3	52	11,232	

LAND DESCRIPTION

TOTAL OB/XF 13,542

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	34,000							
2	005400	A	TIMBER 1 N S	0	0004	OR	0.00	0.00	11.98	AC		1.00	1.00	1.00	690.00	690.00	8,266							
3	005901	A	HARDWOOD SI	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	200.00	200.00	200							
4	009910	M	MARKET VALUE	0	0004	OR	0.00	0.00	12.98	AC		1.00	1.00	1.00	17,000.00	17,000.00	220,660							

REVIEW DATE 01/01/2023 BY CD Total Acres: 14.98 Total Land Value: 42,466 Market: 220,660 Agricultural: 8,466 Common: 34,000 PRINTED 07/09/2026 BY SYS