BLOCK A LOT 1
IN OR 2165/681
MCCULLY FOREST 8/191

BULLARD JUSTIN R & VICKI L
6168 RIVER RD
HILLIARD, FL 32046

2026

25-2N-23-0175-000A-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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

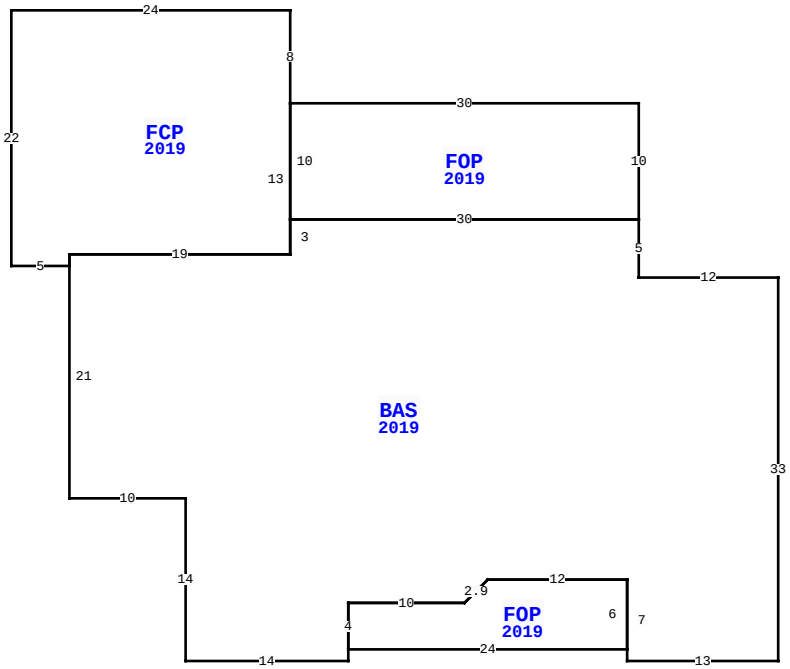
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,915	100	2019	1,915	316,182
FCP	509	25	2019	127	20,969
FOP	122	30	2019	37	6,109
FOP	300	30	2019	90	14,860
TOTALS	2,846			2,169	358,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,169	102.2238	169.69	368,058	2019	2019	0	0	0	2.70	97.30

1 SFR CUST 100% - 2020 Heated Area: 1915 HX Base Yr 2020



6168 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		387,802
TOTAL MARKET OB/XF VALUE		70,960
TOTAL LAND VALUE - MARKET		131,670
TOTAL MARKET VALUE		590,432
SOH/AGL Deduction		263,365
ASSESSED VALUE		327,067
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		275,656
TOTAL JUST VALUE		590,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011254	SWIM POOL	50,000	11/17/2020
20007803	GARAGE	89,940	08/27/2020
19000224	CO ISSUED	0	01/09/2019
18003194	NEW CONSTR	246,979	05/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/0681	11/15/2017	SW	U	V	11	100
GRANTOR: RAYDIENT LLC & RAYDIE						
GRANTEE: BULLARD JUSTIN R &						
2162/1732	11/15/2017	QC	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: BULLARD JUSTIN R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 N5 FOP=[YR=2019] N10 W30 FCP=[YR=2019] N8 W24 S22 E5 N1 E19 N13 $ S10 E30 $ W30 S3 W19 S 21 E10 S14 E14 N1 FOP=[YR=2019] E24 N6 W12 D2 L2 W10 S4$ N4 E10 U2 R2 E12 S7 E13 N33$.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	98	1,960	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2021	2021	05	100	60,000	
8	0351	CARPORT MT	0	100	40	25	1,000.00	SF	10.00	10.00	100	2025	2022		90	9,000	

LAND DESCRIPTION

TOTAL OB/XF 70,960

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	000100	C	RES	100		OR	0.00	0.00	6.27	AC		1.00	1.00	1.00	21,000.00	21,000.00	131,670							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.27 Total Land Value: 131,670 Market: 0 Agricultural: 0 Common: 131,670 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

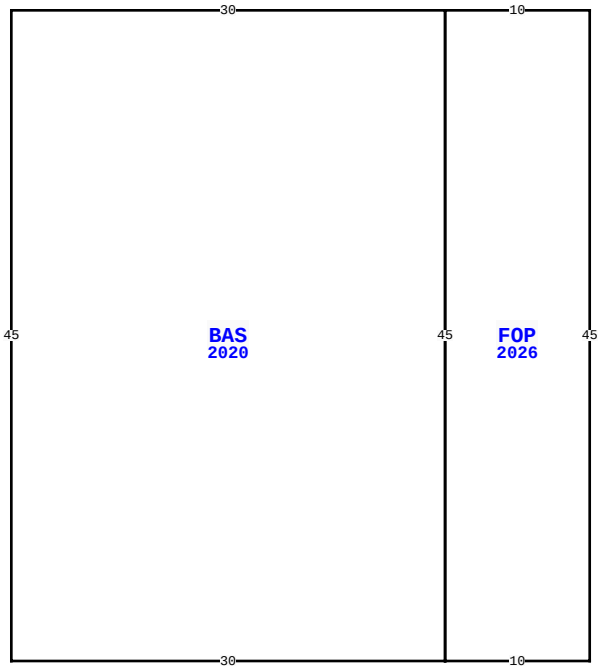
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	2020	1,350	26,984
FOP	450	30	2026	135	2,698
TOTALS	1,800			1,485	29,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,485	53.9580	21.04	31,244	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2020 Heated Area: 1350 HX Base Yr 2020



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GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: BULLARD JUSTIN R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W30 S45 E30 N45 $
FOP=[YR=2026;ORIG=0,0] E10 S45 W10 N45 $
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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

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