BLOCK B LOT 1
IN OR 2182/800
MCCULLY FOREST 8/191

REDDISH DALE R JR & LOREN A
6163 RIVER ROAD
HILLIARD, FL 32046

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

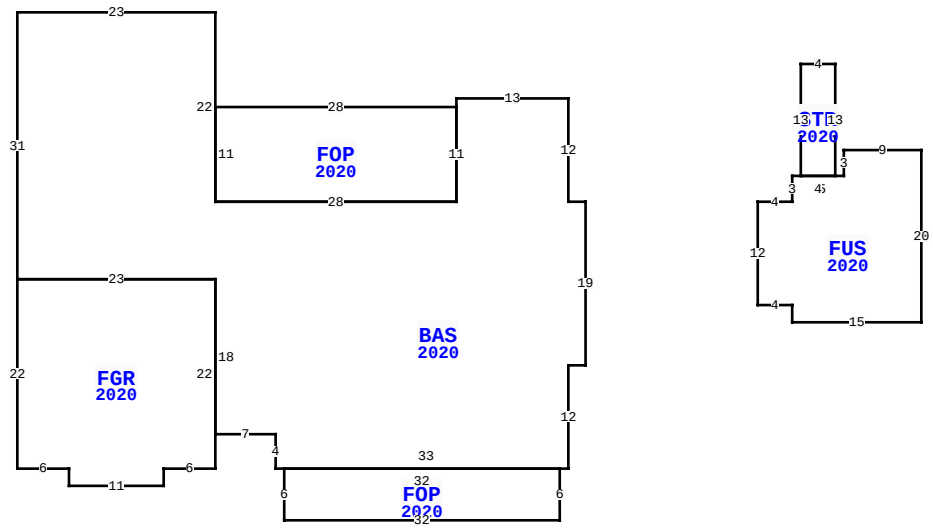
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,150	100	2020	2,150	357,385
FGR	528	55	2020	290	48,206
FOP	192	30	2020	58	9,641
FOP	308	30	2020	92	15,293
FUS	330	100	2020	330	54,855
STR	52	10	2020	5	831
TOTALS	3,560			2,925	486,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,925	102.3660	169.93	497,045	2020	2020	0	0	0	2.18	97.82

1 SFR CUST 100% - 2021 Heated Area: 2480 HX Base Yr 2021



6163 RIVER RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		506,725
TOTAL MARKET OB/XF VALUE		50,930
TOTAL LAND VALUE - MARKET		91,800
TOTAL MARKET VALUE		649,455
SOH/AGL Deduction		216,395
ASSESSED VALUE		433,060
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		381,649
TOTAL JUST VALUE		649,455
NCON VALUE		20,516
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		606,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003882	NEW METAL BUILDIN	63,618	04/14/2025
20004124	CO ISSUED	0	05/14/2020
19012583	SWIM POOL	40,000	12/10/2019
19008193	NEW CONSTR	342,051	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2182/0800	3/01/2018	SW	Q	V	01	45,000

GRANTOR: RAYDIENT LLC
GRANTEE: REDDISH DALE R JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W2 N12 W13 S1 FOP=[YR=2020] W28 S11 E28 N11$ S11 W28 N22 W23 S31 FGR=[YR=2020] S22 E6 S2 E11 N2 E6 N22 W23$ E23 S18 E7 S4 E1 FOP=[YR=2020] S6 E32 N6 W32$ E33 N12 E2 N19$ PTR=E20 FUS=[YR=2020] E4 N3 E1 STR=[YR=2020] N13 E4 S13 W4$ E5 N3 E9 S20 W15 N2 W4 N12$ W20$.

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	2020	2020	3	98	3,430	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 50,930

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	2.70	AC		1.00	1.00	1.00	34,000.00	34,000.00	91,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.70 Total Land Value: 91,800 Market: 0 Agricultural: 0 Common: 91,800 PRINTED 07/09/2026 BY SYS

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MCCULLY FOREST 8/191

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 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
Quality	06	Quality Level 06

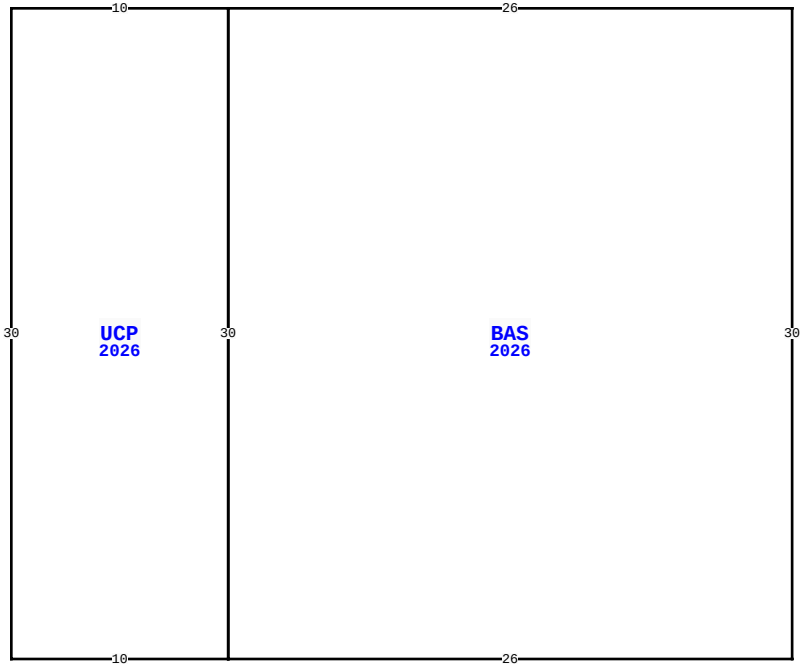
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	2026	780	19,051
UCP	300	20	2026	60	1,465
TOTALS	1,080			840	20,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	63.2500	24.67	20,723	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 780 HX Base Yr 2021



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GRANTOR: RAYDIENT LLC
GRANTEE: REDDISH DALE R JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=54,10] E26 S30 W26 N30 $
UCP=[YR=2026;ORIG=44,10] E10 S30 W10 N30 $
.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.70 Total Land Value: 91,800 Market: 0 Agricultural: 0 Common: 91,800 PRINTED 07/09/2026 BY SYS