BLOCK B LOT 3
MCCULLY FOREST 8/191
ESMT IN OR 2737/179 & 2694/176 &

GREEN RANDALL B & ANGELA L
6187 RIVER RD
HILLIARD, FL 32046

2026

25-2N-23-0175-000B-0030

BUILDING CHARACTERISTICS

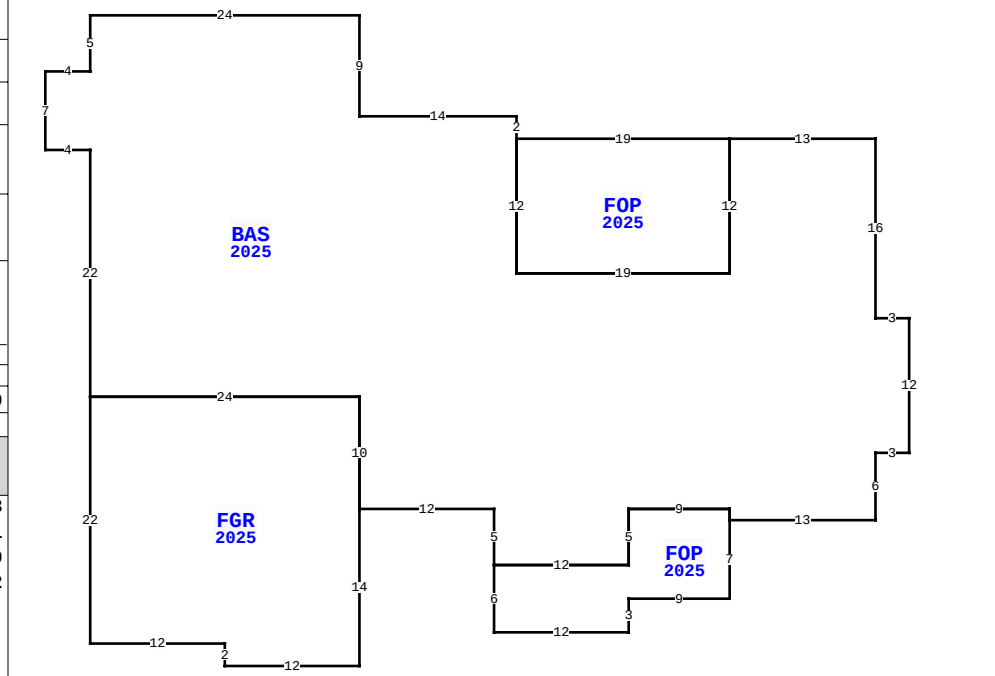
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,271	100	2025	2,271	393,473
FGR	552	55	2025	304	52,671
FOP	144	30	2025	43	7,450
FOP	228	30	2025	68	11,782
TOTALS	3,195			2,686	465,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,686	104.3712	173.26	465,376	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2271 HX Base Yr 2026



6187 RIVER RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		465,376
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,440
TOTAL MARKET VALUE		555,816
SOH/AGL Deduction		134,732
ASSESSED VALUE		421,084
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		369,673
TOTAL JUST VALUE		555,816
NCON VALUE		465,376
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250001316	PRIVATE PROVIDER	418,116	02/06/2025
B230014987		418,116	11/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2600/0887	10/28/2022	WD	Q	V	01	85,000
GRANTOR: DYBALSKI KEVIN						
GRANTEE: GREEN RANDALL B & A						
2454/1121	4/21/2021	QC	U	V	11	100
GRANTOR: DYBALSKI EDWARD						
GRANTEE: DYBALSKI KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=140,11] W13 S12 W19 N12 N2 W14 N9 W24 S5 W4 S7 E4 S22 E24 S10 E12 S5 E12 N5 E9 S1 E13 N6 E3 N12 W3 N16 $
FOP=[YR=2025;ORIG=108,11] E19 S12 W19 N12 $
FOP=[YR=2025;ORIG=118,44] E9 S1 S7 W9 S3 W12 N6 E12 N5 $
FGR=[YR=2025;ORIG=70,34] E24 S10 S14 W12 N2 W12 N22 $
.

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	000100	C	RES	100		OR	0.00	0.00	2.66	AC		1.00	1.00	1.00	34,000.00	34,000.00	90,440							

REVIEW DATE 02/24/2025 BY WW Total Acres: 2.66 Total Land Value: 90,440 Market: 0 Agricultural: 0 Common: 90,440 PRINTED 07/09/2026 BY SYS