IN OR 679 PG 1887
ESMT OR 679/1144
R583230 & R583231 & R583232

BLACKSTOCK JIMMIE H & ROXANN/
22709 BLACKSTOCK LANE
HILLIARD, FL 32046

2023

09-2N-23-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	03	Quality Level 03

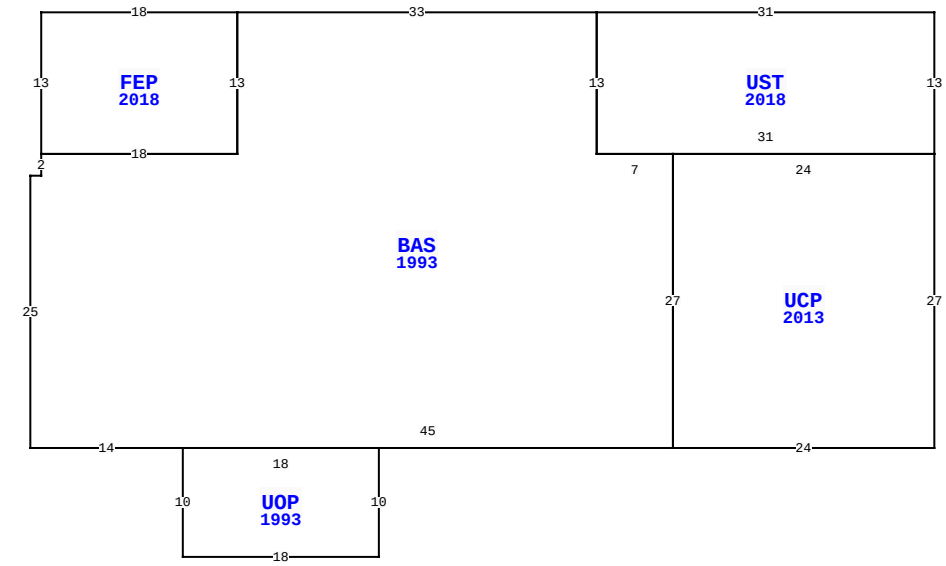
DOR CODE 5902 HARDWOOD SI 60-69
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100	2,020	48,844
FEP	234	85	199	4,812
UCP	648	20	130	3,143
UOP	180	25	45	1,088
UST	403	55	222	5,368
TOTALS	3,485		2,616	63,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,616	124.0000	80.60	210,850	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 2219 HX Base Yr



22709 BLACKSTOCK LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		63,255
TOTAL MARKET OB/XF VALUE		6,255
TOTAL LAND VALUE - MARKET		327,000
TOTAL MARKET VALUE		116,460
SOH/AGL Deduction		46,338
ASSESSED VALUE		70,122
TOTAL EXEMPTION VALUE	HX HB	28,172
BASE TAXABLE VALUE		41,950
TOTAL JUST VALUE		396,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
930000	NEW CONSTR	47,000	01/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0679/1887	4/29/1993	WD	Q	V		50,000

GRANTOR: SIKES J R & MELROSE
GRANTEE: BLACKSTOCK JIMMIE

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2018] W31 BAS=[YR=1993] W33 FEP=[YR=2018] W18 S13 E18 N13$ S13 W18 S2 W1 S25 E14 UOP=[YR=1993] S10 E18 N10 W18$ E45 UCP=[YR=2013] E24 N27 W24 S27$ N27 W7 N13$ S13 E31 N13$.

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	1993	1993	3	76	2,660	
2	0811	CONCRETE B	0	100	20	32	640.00	SF	5.20	5.20	100	1993	1993	3	68	2,263	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1993	1993	3	20	864	
4	0681	POLE SHED	0	100	12	13	156.00	SF	15.00	15.00	100	1993	1993	3	20	468	

LAND DESCRIPTION

TOTAL OB/XF 6,255

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	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005501	A	TIMB2-2 SI	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	540.00	540.00	5,400							
3	005902	A	HARDWOOD SI	0			0.00	0.00	22.00	AC		1.00	1.00	1.00	175.00	175.00	3,850							
4	006000	A	PAST1/HAY	0			0.00	0.00	17.50	AC		1.00	1.00	1.00	440.00	440.00	7,700							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	49.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	297,000							

REVIEW DATE 08/14/2018 BY TWX Total Acres: 50.50 Total Land Value: 46,950 Market: 297,000 Agricultural: 16,950 Common: 30,000 PRINTED 08/02/2023 BY SYS