IN OR 1335/1745
ESMT PT OR 1462/1572
2007 TOHO DW/MH

STROBLE KIMBERLY
22622 BLACKSTOCK LN
HILLIARD, FL 32046

2023

09-2N-23-0000-0002-0020

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

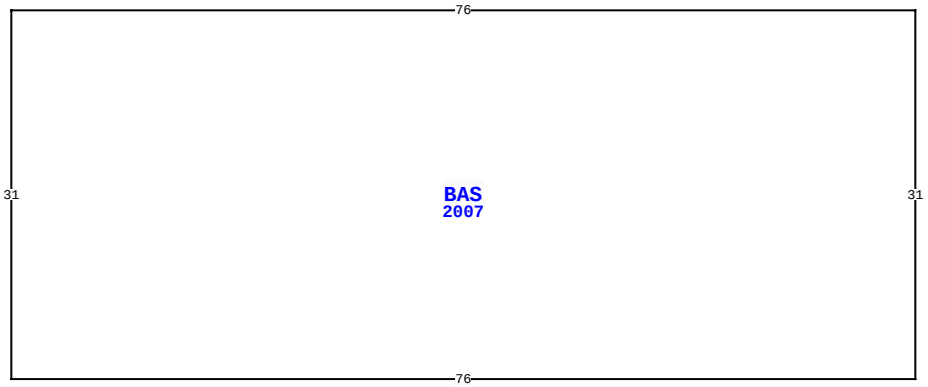
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	137,001
TOTALS	2,356		2,356	137,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	133.9800	93.79	220,969	2007	2007	0	0	0	38.00	62.00

1 M/H 94+ – 0% - 2023 Heated Area: 2356 HX Base Yr



22622 BLACKSTOCK LN, HILLIARD

BLD DATE	01/24/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	137,001
TOTAL MARKET OB/XF VALUE	11,794
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	208,795
SOH/AGL Deduction	0
ASSESSED VALUE	208,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,795
TOTAL JUST VALUE	208,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4873	CO ISSUED	0	12/01/2006
MH4873	MH MOVE-ON	0	12/01/2006
P11805	OTHER	0	12/01/2006
E18415	ELEC OTHER	0	11/01/2006
M12275	MECH OTHER	0	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2598/1802	9/28/2022	FJ	U	I	11	0
GRANTOR: STROBLE LARRY E EST						
GRANTEE: STROBLE KIMBERLY						
2594/0004	9/28/2022	FJ	U	I	11	0
GRANTOR: STROBLE LARRY E EST						
GRANTEE: STROBLE KIMBERLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76S31E76N31$.

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	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2007	2007	3	89	2,314	
2	0756	FEP	0	100	56	10	560.00	SF	27.00	27.00	100	2010	2010	3	50	7,560	
3	0752	USP	0	100	20	10	200.00	SF	15.00	15.00	100	2010	2010	3	64	1,920	

LAND DESCRIPTION

TOTAL OB/XF 11,794

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	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	0.80	25,000.00	20,000.00	60,000							

REVIEW DATE 08/14/2018 BY TWX Total Acres: 3.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS