LOT 28
IN OR 1983/1026
CORNWALL SURVEY

STOKES JONATHAN CODY
27194 DUMP TRUCK LN
HILLIARD, FL 32046

2023

20-3N-24-2020-0028-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	08	SHT VINYL 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

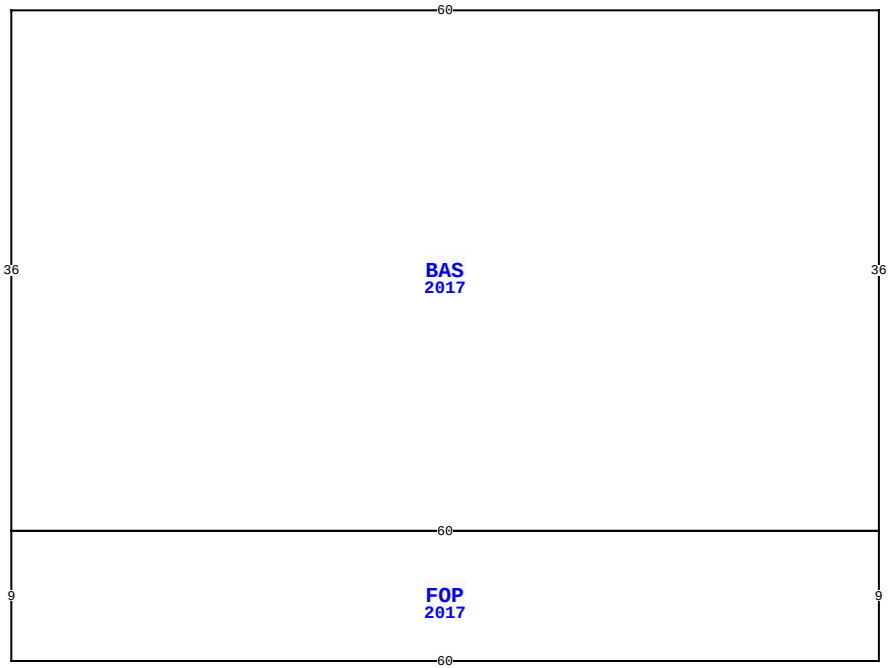
DOR CODE 5501 TIMBER 2-2 SI 80-89
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	71,520
FOP	540	30	162	5,364
TOTALS	2,700		2,322	76,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	2,322	67.9140	33.96	78,855	2017	2017	0	0	0	2.50	97.50

1 ACCESORY U – 0% - 0 Heated Area: 2160 HX Base Yr



15656 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	76,884
TOTAL MARKET OB/XF VALUE	9,887
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	118,631
SOH/AGL Deduction	26,833
ASSESSED VALUE	91,798
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,798
TOTAL JUST VALUE	257,771
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633246	GARAGE	0	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1983/1026	6/02/2015	WD	Q	V	02	60,000
GRANTOR: BROCK CHADWICK						
GRANTEE: STOKES JONATHAN COD						
1977/0571	4/22/2015	WD	U	V	37	20,000
GRANTOR: WILLIAMS MARY LOU						
GRANTEE: BROCK CHADWICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W60 S36 FOP=[YR=2017] S9 E60 N9 W60$ E60 N36$.

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	0811	CONCRETE B	0	0	0	0	755.00	SF	5.20	5.20	100	2019	2019	3	99	3,887	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2019	2019	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 9,887

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	005005	A	IMP AGRI.	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	27,000.00	27,000.00	27,000							
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	540.00	540.00	4,860							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 06/05/2020 BY TWA Total Acres: 10.00 Total Land Value: 31,860 Market: 171,000 Agricultural: 31,860 Common: 0 PRINTED 08/02/2023 BY SYS