

S1/2 OF LOT 48
IN OR 2318/1785
1988 REDM DW/MH

GEOGHAGAN DANIELLE M & JOSHUA
2662 SHEARD STOKES ROAD
HILLIARD, FL 32046

2023

20-3N-24-2020-0048-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4																	
Exterior Wall	05	AVERAGE 100	0820	02	2,027	128.2000	83.33	168,910	1988	1988	0	0	0	70.00	30.00	VALUATION SUMMARY																
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2014										Heated Area: 1976										HX Base Yr 2014									
Roof Cover	12	MODULAR MT 100	52 14 52 24 40 12 17 12 17																													
Interior Wall	05	DRYWALL 100																														
Interior Floo	11	CLAY TILE 70																														
Interior Floo	14	CARPET 30																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms	4	100																														
Bathrooms	3	100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units		0 100																														
Quality			03	Quality Level 03																												
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	1,248	100	1,248	31,199																												
BAS	728	100	728	18,199																												
UOP	204	25	51	1,275																												
TOTALS			2,180	2,027										50,673																		
EXTRA FEATURES			2662 SHEARD STOKES RD, HILLIARD																													
L N	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																
4	1242	WD DECK A	0 100	14	14	196.00	SF	10.00	10.00	100	1993	1993	3	20	392																	
5	1242	WD DECK A	0 100	4	8	32.00	SF	10.00	10.00	100	1994	1994	3	20	64																	
6	1242	WD DECK A	0 100	0	0	846.00	SF	10.00	10.00	100	1996	1996	3	20	1,692																	
7	0681	POLE SHED	0 100	24	19	456.00	SF	15.00	15.00	100	2000	2000	3	29	1,984																	
8	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	1998	1998	3	20	720																	
9	1242	WD DECK A	0 100	0	0	1,421.00	SF	10.00	10.00	100	2004	2004	3	24	3,410																	
10	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	1988	1988	3	20	480																	
LAND DESCRIPTION			TOTAL OB/XF 8,742																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0006		0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000															
REVIEW DATE 08/31/2022 BY WW Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS																																

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