PT LOT 30
IN OR 2467/1773
LYING EAST OF OR 2569/1778

DRURY THOMAS W JR & BARBARA A
P O BOX 165
CALLAHAN, FL 32011

2023

29-3N-24-2020-0030-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

26221 SHEARED STOKES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,936
TOTAL LAND VALUE - MARKET	91,500
TOTAL MARKET VALUE	98,436
SOH/AGL Deduction	31,110
ASSESSED VALUE	67,326
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,326
TOTAL JUST VALUE	98,436
NCON VALUE	6,936
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015019	NEW CONSTR	297,747	10/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/1773	5/25/2021	WD	Q	V	01	120,000
GRANTOR: WATERS CHADWICK M						
GRANTEE: DRURY THOMAS W JR &						
1107/1813	1/17/2003	WD	U	V	06	40,000
GRANTOR: CCRC WOODLANDS LTD						
GRANTEE: WATERS CHADWICK M						

BUILDING NOTES

BUILDING DIMENSIONS

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	0476	VF 6 SBPL	0	0	0	0	198.00	LF	32.00	32.00	100	2022	2022	3	100	6,336	
2	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 6,936

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	3.66	AC		1.00	1.00	1.00	25,000.00	25,000.00	91,500							

REVIEW DATE 01/30/2023 BY WW Total Acres: 3.66 Total Land Value: 91,500 Market: 0 Agricultural: 0 Common: 91,500 PRINTED 08/02/2023 BY SYS