IN OR 2659/1227
ESMT PT OR 1462/1572

FRANK TERESA R & MARK S
22622 BLACKSTOCK LN
HILLIARD, FL 32046

2024

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

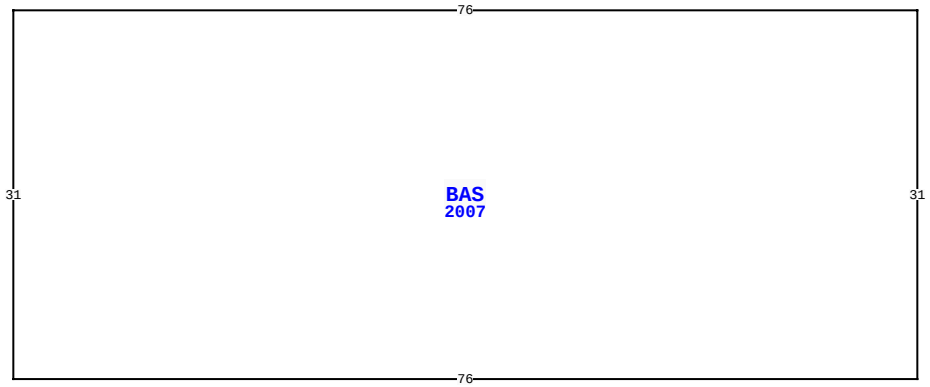
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	142,039
TOTALS	2,356		2,356	142,039

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	100.48	236,731	2007	2007	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2024 Heated Area: 2356 HX Base Yr 2024



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		142,039
TOTAL MARKET OB/XF VALUE		10,892
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		212,931
SOH/AGL Deduction		0
ASSESSED VALUE		212,931
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,931
TOTAL JUST VALUE		212,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007266	PLACE 12X24 SHED	18,486	06/20/2024
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
2659/1227	7/26/2023	WD	Q	I	01	275,000
GRANTOR: STROBLE KIMBERLY						
GRANTEE: FRANK TERESA R & MA						
2598/1802	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	100	20	20	400.00	SF	6.50	6.50	100	2007	2007	3	88	2,288	
2	0756	FEP	0	100	56	10	560.00	SF	27.00	27.00	100	2010	2010	3	45	6,804	
3	0752	USP	0	100	20	10	200.00	SF	15.00	15.00	100	2010	2010	3	60	1,800	

LAND DESCRIPTION

TOTAL OB/XF 10,892

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	100	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 05/12/2019 BY KBA Total Acres: 3.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS