PT OF LOT 18 W OF SR 108
IN OR 2670/407
CORNWALL SURVEY

HINSON JAKOB
26049 DOUGHBOYS PLACE
HILLIARD, FL 32046

2024

20-3N-24-2020-0018-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

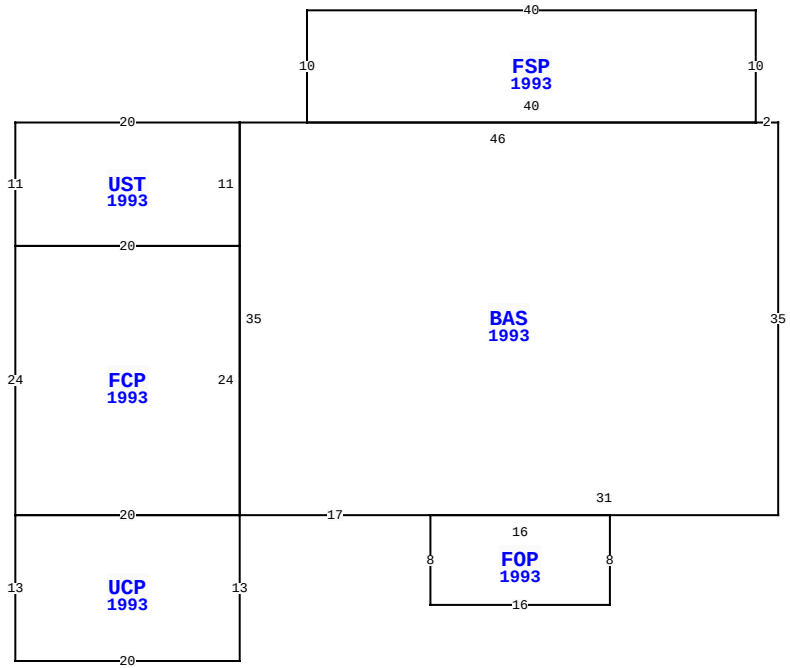
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	121,696
FCP	480	25	120	8,693
FOP	128	30	38	2,752
FSP	400	40	160	11,590
UCP	260	20	52	3,767
UST	220	45	99	7,171
TOTALS	3,168		2,149	155,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,149	114.6600	108.93	234,091	1976	1976	0	0	0	33.50	66.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1680 HX Base Yr



26049 DOUGHBOYS PL, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	155,671
TOTAL MARKET OB/XF VALUE	1,393
TOTAL LAND VALUE - MARKET	101,250
TOTAL MARKET VALUE	258,314
SOH/AGL Deduction	0
ASSESSED VALUE	258,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,314
TOTAL JUST VALUE	258,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3775	H/AC	2,500	05/17/1991
4759	REPAIR/RRF	1,500	03/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/407	9/22/2023	WD	Q	I	01	298,000
GRANTOR: STOKES ALAN DEWAYNE						
GRANTEE: HINSON JAKOB						
2662/1013	8/04/2023	PR	U	I	19	100
GRANTOR: STOKES ALAN DEWAYNE A						
GRANTEE: STOKES ALAN DEWAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FSP=[YR=1993] N10 W40 S10 E40$ W46
UST=[YR=1993] W20 S11 FCP=[YR=1993] S24 UCP=[YR=1993] S13 E20
N13 W20$ E20 N24 W20$ E20 N11$ S35 E17 FOP=[YR=1993] S8 E16
N8 W16$ E31 N35$.

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	992.00	SF	5.20	5.20	100	1976	1976	3	27	1,393	

LAND DESCRIPTION

TOTAL OB/XF 1,393

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	0004	OR	0.00	0.00	4.05	AC		1.00	1.00	1.00	25,000.00	25,000.00	101,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.05 Total Land Value: 101,250 Market: 0 Agricultural: 0 Common: 101,250 PRINTED 08/06/2024 BY SYS