

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

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

2024

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	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 100	0820	02	2,027	128.2000	89.74	181,903	1988	1988	0	0	0	70.00	30.00	VALUATION BY		STANDARD														
Roof Structure	03	GABLE/HIP 100	1 M/H 93- - 100% - 2014										Heated Area: 1976					HX Base Yr 2014					Tax Group: 4		Tax Dist:							
Roof Cover	12	MODULAR MT 100	52 14 52 24 12 17 12 17 40 BAS 2003 BAS 1993 UOP 2003										BUILDING MARKET VALUE		70,273																	
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE		8,389																	
Interior Floor	11	CLAY TILE 70											TOTAL LAND VALUE - MARKET		95,000																	
Interior Floor	14	CARPET 30											TOTAL MARKET VALUE		173,662																	
Air Condition	03	CENTRAL 100											SOH/AGL Deduction		72,654																	
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE		101,008																	
Bedrooms		4 100											TOTAL EXEMPTION VALUE		50,000																	
Bathrooms		3 100											BASE TAXABLE VALUE		51,008																	
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE		173,662																	
Stories	1.	1. 100											NCON VALUE		0																	
Units		0 100											INCOME VALUE																			
			PREVIOUS YEAR MKT VALUE		170,531																											

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