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

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

2025

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

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	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

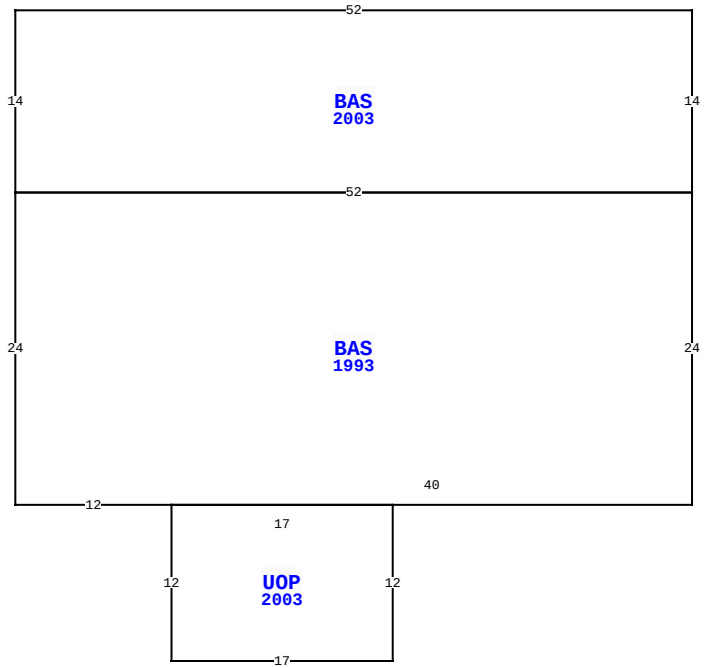
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	38,399
BAS	728	100	2003	728	22,399
UOP	204	25	2003	51	1,569
TOTALS	2,180			2,027	62,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,027	128.2000	102.56	207,889	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2014 Heated Area: 1976 HX Base Yr 2014



2662 SHEARED STOKES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		78,529
TOTAL MARKET OB/XF VALUE		8,179
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		184,208
SOH/AGL Deduction		80,271
ASSESSED VALUE		103,937
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,215
TOTAL JUST VALUE		184,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006052	NEW CONSTR	317,474	07/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2318/1785	10/28/2019	QC	U	I	11	58,500
GRANTOR: GEOGHAGAN DANIELLE M						
GRANTEE: GEOGHAGAN DANIELLE						
1955/0255	12/23/2014	TD	U	I	19	100
GRANTOR: FREEMAN FAM TRUST & F						
GRANTEE: FREEMAN FAMILY HOLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W52 S14 BAS=[YR=1993] S24 E12 UOP=[YR=2003] S12 E17 N12 W17$ E40 N24 W52$ E52 N14$.

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	1242	WD DECK A	0	100	14	14	196.00	SF	10.00	10.00	100	1993	1993	3	20	392	
2	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1994	1994	3	20	64	
3	1242	WD DECK A	0	100	0	0	846.00	SF	10.00	10.00	100	1996	1996	3	20	1,692	
4	0681	POLE SHED	0	100	24	19	456.00	SF	15.00	15.00	100	2000	2000	3	27	1,847	
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1998	1998	3	20	720	
6	1242	WD DECK A	0	100	0	0	1,421.00	SF	10.00	10.00	100	2004	2004	3	21	2,984	
7	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 8,179

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	000100	C	RES	100	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 08/08/2024 BY WWX Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS

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

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NASSAU COUNTY PROPERTY

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Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

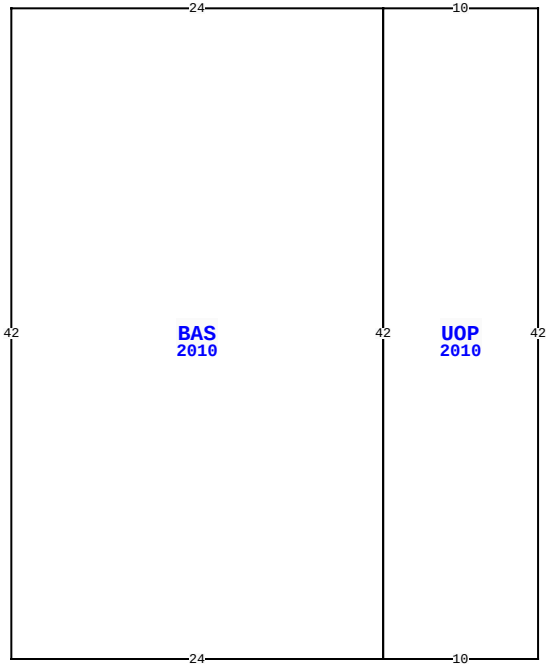
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	2010	1,008	14,918
UOP	420	20	2010	84	1,243
TOTALS	1,428			1,092	16,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,092	54.0600	20.00	21,840	2006	2006	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 2014 Heated Area: 1008 HX Base Yr 2014



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2662 SHEARED STOKES RD, HILLIARD

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1955/0255	12/23/2014	TD	U	I	19	100
GRANTOR: FREEMAN FAM TRUST & F						
GRANTEE: FREEMAN FAMILY HOLD						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2010] W10 BAS=[YR=2010] W24 S42 E24 N42$ S42 E10 N42$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/08/2024 BY WWX Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS