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

**2025**

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

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

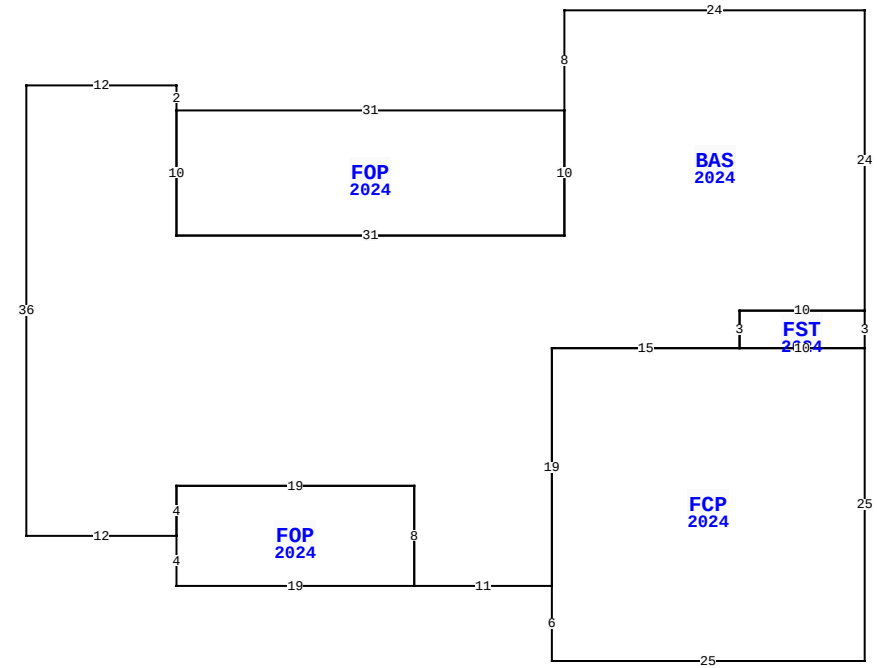
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,747 | 100 | 2024 | 1,747 | 251,760 |
| FCP | 625 | 25 | 2024 | 156 | 22,481 |
| FOP | 152 | 30 | 2024 | 46 | 6,629 |
| FOP | 310 | 30 | 2024 | 93 | 13,402 |
| FST | 30 | 55 | 2024 | 16 | 2,306 |
| TOTALS | 2,864 | | | 2,058 | 296,578 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,058 | 109.1720 | 144.11 | 296,578 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 1747 HX Base Yr 2024




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

26221 SHEARED STOKES RD, HILLIARD

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 296,578 |
| TOTAL MARKET OB/XF VALUE | | 34,259 |
| TOTAL LAND VALUE - MARKET | | 109,800 |
| TOTAL MARKET VALUE | | 440,637 |
| SOH/AGL Deduction | | 110,711 |
| ASSESSED VALUE | | 329,926 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 279,204 |
| TOTAL JUST VALUE | | 440,637 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 407,144 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 220015019 | CO ISSUED | | 11/06/2023 |
| 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 | Q | V | 06 | 40,000 |
| GRANTOR: CCRC WOODLANDS LTD | | | | | | |
| GRANTEE: WATERS CHADWICK M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=67,-10] W24 S8 S10 W31 N10 N2 W12 S36 E12 N4 E19 S8 E11 N19 E15 N3 E10 N24 $
FOP=[YR=2024;ORIG=12,-2] E31 S10 W31 N10 $
FOP=[YR=2024;ORIG=12,28] E19 S8 W19 N4 N4 $
FCP=[YR=2024;ORIG=67,17] W10 W15 S19 S6 E25 N25 $
FST=[YR=2024;ORIG=57,14] E10 S3 W10 N3 $
.

## 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 | 100 | 0 | 0 | 198.00 | LF | 32.00 | 32.00 | 100 | 2022 | 2022 | 3 | 98 | 6,209 | |
| 2 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 98 | 588 | |
| 3 | 0680 | POLE SHED | 0 | 100 | 60 | 40 | 2,400.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 98 | 23,520 | |
| 4 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 758.00 | SF | 5.20 | 5.20 | 100 | 2024 | 2023 | | 100 | 3,942 | |

## LAND DESCRIPTION

TOTAL OB/XF 34,259

| 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 | | OR | 0.00 | 0.00 | 3.66 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 109,800 | | | | | | | |

REVIEW DATE 12/08/2023 BY WW Total Acres: 3.66 Total Land Value: 109,800 Market: 0 Agricultural: 0 Common: 109,800 PRINTED 07/30/2025 BY SYS