IN OR 2659/1227
ESMT PT OR 1462/1572

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

2026

09-2N-23-0000-0002-0020

BUILDING CHARACTERISTICS

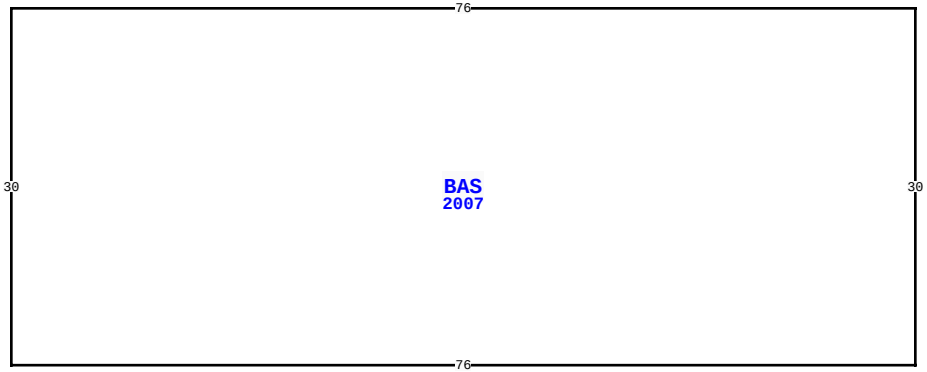
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2007	2,280	147,636
TOTALS	2,280			2,280	147,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.4800	115.63	263,636	2007	2007	0	0	0	44.00	56.00

1 M/H 94+ 100% - 2024 Heated Area: 2280 HX Base Yr 2024



22622 BLACKSTOCK LN, HILLIARD

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		147,636
TOTAL MARKET OB/XF VALUE		9,941
TOTAL LAND VALUE - MARKET		67,200
TOTAL MARKET VALUE		224,777
SOH/AGL Deduction		0
ASSESSED VALUE		224,777
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,366
TOTAL JUST VALUE		224,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,001

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;ORIG=0,1] W76 S30 E76 N30 $
.

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
2	0752	USP	0	100	20	10	200.00	SF	15.00	15.00	100	2010	2010	3	52	1,560	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2025	2024		97	8,381	

LAND DESCRIPTION

TOTAL OB/XF 9,941

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	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	0.80	28,000.00	22,400.00	67,200							

REVIEW DATE 12/18/2024 BY WW Total Acres: 3.00 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 07/09/2026 BY SYS