

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

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

BUILDING CHARACTERISTICS

ELEMENT	CD				
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.				
Units	1. 100 0 100				
Quality	03 Quality Level 03				
DOR CODE	0200MOBILE 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	40,799
BAS	728	100	2003	728	23,799
UOP	204	25	2003	51	1,667
TOTALS	2,180			2,027	66,265

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
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	26	1,778	
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	20	2,842	
7	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	1988	1988	3	20	480	

LAND DESCRIPTION

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
1	000100	C	RES	100	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

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	108.97	220,882	1988	1988	0	0	0	70.00	30.00

Heated Area: 1976 HX Base Yr 2014

14

-52-

14

24

-52-

24

40

12

17

12

17

BAS 2003
BAS 1993
UOP 2003

NASSAU COUNTY PROPERTY

PAGE 1 of 2

4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	82,839
TOTAL MARKET OB/XF VALUE	7,968
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	195,807
SOH/AGL Deduction	89,064
ASSESSED VALUE	106,743
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	55,332
TOTAL JUST VALUE	195,807
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,208

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\$.

REVIEW DATE 08/08/2024 BY WWX

Total Acres: 5.00

Total Land Value: 105,000

Market: 0

Agricultural: 0

Common: 105,000

PRINTED 07/09/2026 BY SYS

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

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

[illegible]