

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

2026

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



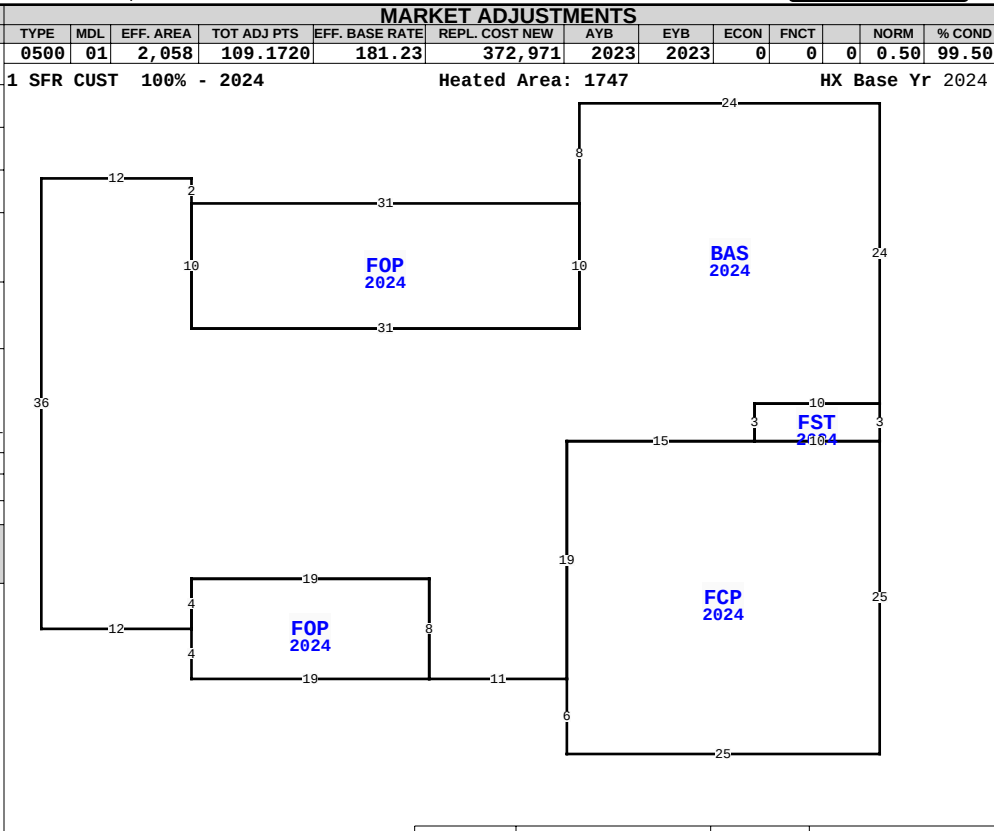
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	315,026
FCP	625	25	2024	156	28,131
FOP	152	30	2024	46	8,295
FOP	310	30	2024	93	16,770
FST	30	55	2024	16	2,886
TOTALS	2,864			2,058	371,106

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0680	POLE SHED	0 100	60	40	2,400.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	3.66



26221 SHEARED STOKES RD, HILLIARD	BLD DATE		LGL DATE	05/12/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
22,800									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
371,106									
TOTAL MARKET OB/XF VALUE									
22,800									
TOTAL LAND VALUE - MARKET									
102,480									
TOTAL MARKET VALUE									
496,386									
SOH/AGL Deduction									
157,552									
ASSESSED VALUE									
338,834									
TOTAL EXEMPTION VALUE									
51,411									
BASE TAXABLE VALUE									
287,423									
TOTAL JUST VALUE									
496,386									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
440,637									

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 \$									