

PT NE1/4 OF NW1/4 &
PT SE1/4 OF NW1/4 OF
SEC 29-3N-24E IN OR 2122/396

WILLIAMS REGENA E/KINCADE RALPH R
54057 HAZEL JONES RD
CALLAHAN, FL 32011

2023

29-3N-24-0000-0002-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	05	AVERAGE 100	0100	01	896	100.4400	90.65	81,222	1944	1980	0	0	0	17.75	82.25	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0														Heated Area: 896													
Roof Cover	01	MINIMUM 100															HX Base Yr													
Interior Wall	05	DRYWALL 100	24 30 30 8 8 22 BAS 1993																											
Interior Floo	08	SHT VINYL 50																												
Interior Floo	14	CARPET 50																												
Air Condition	01	NONE 100																												
Heating Type	01	NONE 100																												
Bedrooms	1	1 100																												
Bathrooms	1	1 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units	0	0 100																												
BUD8 Adjustme	04	DIST 01 100																												
Occupancy	00	NONE 100																												
Quality			03	Quality Level 03																										
DOR CODE			5000IMPROVED AG																											
MAP NUM			MKT AREA										09																	
NEIGHBORHOOD/LOC			9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	896	100	896	66,805																										
TOTALS			896	896	66,805																									
EXTRA FEATURES			26287 SHEARD STOKES RD, HILLIARD																											
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													
2	0937	WELL	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	12,000														
3	0936	SEPTC TANK	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	12,000														
9	0752	USP	0	0	8	8	64.00	SF	15.00	15.00	100	1998	1998	3	27	259														
15	0940	SHEDS/PORT	0	0	18	10	180.00	SF	30.00	30.00	100	2013	2013	3	65	3,510														
16	0810	CONCRETE A	0	0	18	15	270.00	SF	6.50	6.50	100	2013	2013	3	95	1,667														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	005000	C	RURAL HOME	0	00006		0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000													
2	005500	A	TIMBER 2 SI	0			0.00	0.00	10.33	AC		1.00	1.00	1.00	550.00	550.00	5,682													
3	009910	M	MKT. VAL. AG	0			0.00	0.00	10.33	AC		1.00	1.00	1.00	19,000.00	19,000.00	196,270													
REVIEW DATE 01/14/2021 BY WWA Total Acres: 12.33 Total Land Value: 65,682 Market: 196,270 Agricultural: 5,682 Common: 60,000 PRINTED 08/02/2023 BY SYS																														