PT OF SE1/4 OF NW1/4
IN OR 856/1475 & OR 875/1599
EX OR 628/1204 FRACT OF 3-4)

CARTER KENNETH STEVE & HEATHER
26260 HA STOKES ROAD
HILLIARD, FL 32046

2023

29-3N-24-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

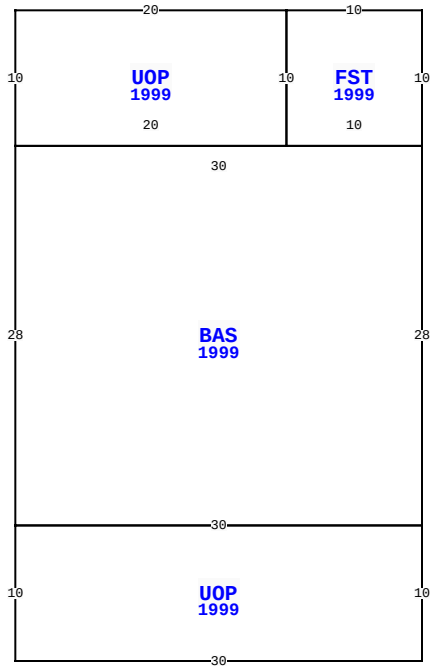
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	74,188
FST	100	55	55	4,857
UOP	200	20	40	3,533
UOP	300	20	60	5,299
TOTALS	1,440		995	87,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	995	118.2600	106.73	106,196	1999	1999	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 2000 Heated Area: 840 HX Base Yr 2000



26260 H A STOKES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		87,877
TOTAL MARKET OB/XF VALUE		7,303
TOTAL LAND VALUE - MARKET		41,100
TOTAL MARKET VALUE		136,280
SOH/AGL Deduction		65,186
ASSESSED VALUE		71,094
TOTAL EXEMPTION VALUE	HX HB	46,094
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E029074	XFOB	1,000	01/01/2002
B985596	NEW CONSTR	71,000	12/01/1998
8863	MH MOVE-ON	1,000	04/01/1992
6017	REMODEL	2,300	09/29/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0875/1599	3/24/1999	WD	U	I	07	100
GRANTOR: LONG VIRGINIA CARTER						
GRANTEE: CARTER KENNETH STEV						
0856/1475	11/24/1998	QC	U	I	06	100
GRANTOR: CARTER KENNETH STEVE						
GRANTEE: CARTER KENNETH & HE						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1999] W10 UOP=[YR=1999] W20 S10 BAS=[YR=1999] S28 UOP=[YR=1999] S10 E30 N10 W30 $ E30 N28 W30 $ E20 N10 $ S10 E10 N10 $.

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	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1990	1990	3	20	1,440	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
3	0510	GARAGE WD-	0	100	18	16	288.00	SF	35.00	35.00	100	2000	2000	3	29	2,923	

LAND DESCRIPTION

TOTAL OB/XF 7,303

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.37	AC		1.00	1.00	1.00	30,000.00	30,000.00	41,100							

REVIEW DATE 08/08/2018 BY TWA Total Acres: 1.37 Total Land Value: 41,100 Market: 0 Agricultural: 0 Common: 41,100 PRINTED 08/02/2023 BY SYS