

STOKES HERBERT A III & VANESSA
26156 H A STOKES RD
HILLIARD, FL 32046

29-3N-24-0000-0003-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 50										0100 01 1,409 112.3200 101.37 142,830 1959 1983 0 0 18.25 81.75										Tax Group: 4 Tax Dist:									
Exterior Wall 12 CEDAR 50										1 SINGLE FAM - 100% - 0 Heated Area: 1280 HX Base Yr										BUILDING MARKET VALUE 116,764									
Roof Structur 03 GABLE/HIP 100																				TOTAL MARKET OB/XF VALUE 45,181									
Roof Cover 03 COMP SHNGL 100																				TOTAL LAND VALUE - MARKET 183,330									
Interior Wall 04 PLYWOOD 60																				TOTAL MARKET VALUE 345,275									
Interior Wall 05 DRYWALL 40																				SOH/AGL Deduction 239,339									
Interior Floo 09 PINE WOOD 80																				ASSESSED VALUE 105,936									
Interior Floo 14 CARPET 20																				TOTAL EXEMPTION VALUE HX HB 50,000									
Air Condition 03 CENTRAL 100																				BASE TAXABLE VALUE 55,936									
Heating Type 04 AIR DUCTED 100																				TOTAL JUST VALUE 345,275									
Bedrooms 03 3 100																				NCON VALUE 0									
Bathrooms 02 2 100																				INCOME VALUE									
Frame 02 WOOD FRAME 100																				PREVIOUS YEAR MKT VALUE 217,599									
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 640 100 640 53,037																													
BAS 640 100 640 53,037																													
FOP 24 30 7 580																													
FSP 272 40 109 9,033																													
UOP 64 20 13 1,077																													
TOTALS 1,640 1,409 116,764																													
EXTRA FEATURES										26156 H A 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/26/2023 MLU																			
1 0940 SHEDS/PORT 0 100 12 16 192.00 SF 30.00 30.00 100 1985 1985 3 20 1,152																													
2 0801 ASPHALT A 0 100 16 30 480.00 SF 3.00 3.00 100 1985 1985 3 50 720																													
3 0511 GARAGE CB- 0 100 24 32 768.00 SF 40.00 40.00 100 1997 1997 3 75 23,040																													
4 0803 ASPHALT C 0 100 100 8 8,800.00 SF 2.00 2.00 100 2000 2000 3 50 8,800																													
5 0681 POLE SHED 0 100 48 20 960.00 SF 15.00 15.00 100 2000 2000 3 29 4,176																													
6 0681 POLE SHED 0 100 28 24 672.00 SF 15.00 15.00 100 2000 2000 3 29 2,923																													
7 0681 POLE SHED 0 100 18 18 324.00 SF 15.00 15.00 100 2010 2010 3 64 3,110																													
8 0940 SHEDS/PORT 0 100 14 15 210.00 SF 30.00 30.00 100 2000 2000 3 20 1,260																													
LAND DESCRIPTION										TOTAL OB/XF 45,181																			
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 000115 C SFR ACRES 100 0006 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 30,000																													
2 000115 C SFR ACRES 100 OR 0.00 0.00 8.07 AC 1.00 1.00 1.00 19,000.00 19,000.00 153,330																													
REVIEW DATE 01/14/2021 BY WWA										Total Acres: 9.07 Total Land Value: 183,330 Market: 0 Agricultural: 0 Common: 183,330										PRINTED 08/02/2023 BY SYS									