PT OF SE1/4 OF NW1/4
IN OR 2196/1149 BEING PARCEL 2

STOKES AUSTIN TYE & EMILY HASPEL
26541 SHEARD STOKES RD
HILLIARD, FL 32046

2023

29-3N-24-0000-0003-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

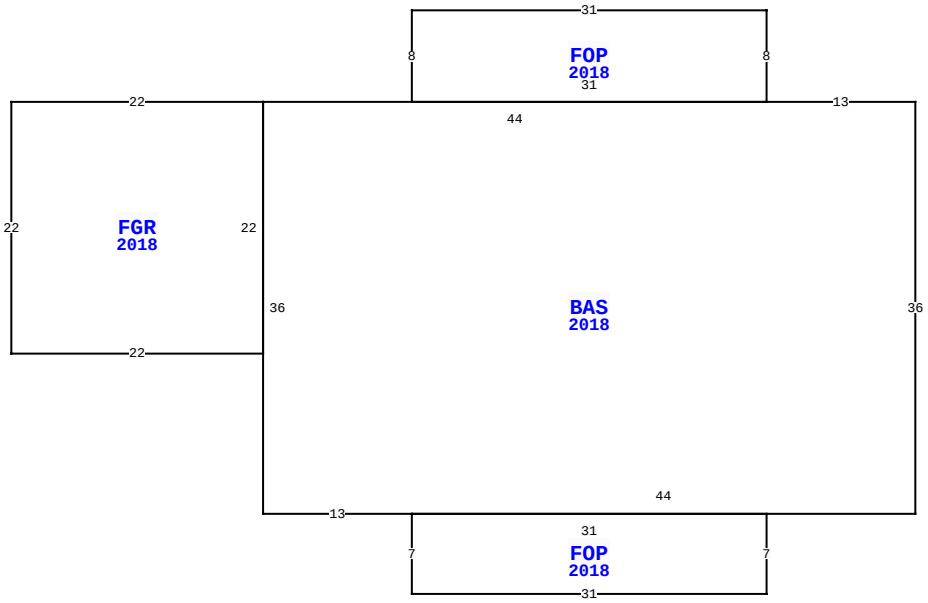
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	281,839
FGR	484	55	266	36,535
FOP	217	30	65	8,928
FOP	248	30	74	10,164
TOTALS	3,001		2,457	337,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,457	117.4272	139.44	342,604	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 2052 HX Base Yr 2022



26575 SHEARED STOKES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		337,465
TOTAL MARKET OB/XF VALUE		4,026
TOTAL LAND VALUE - MARKET		114,250
TOTAL MARKET VALUE		375,929
SOH/AGL Deduction		50,089
ASSESSED VALUE		325,840
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		275,840
TOTAL JUST VALUE		455,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010658	CO ISSUED	0	10/23/2018
18006212	NEW CONSTR	265,859	06/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2196/1149	5/15/2018	QC	U	V	11	100

GRANTOR: STOKES AUSTIN TYE & E
GRANTEE: STOKES AUSTIN TYE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] N8 W31 S8 E31$ W44
FGR=[YR=2018] W22 S22 E22 N22$ S36 E13 FOP=[YR=2018] S7 E31
N7 W31$ E44 N36$.

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	0811	CONCRETE B	0	100	0	0	790.00	SF	5.20	5.20	100	2018	2018	3	98	4,026	

LAND DESCRIPTION

TOTAL OB/XF 4,026

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	005000	C	RURAL HOME	100	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	2.70	AC		1.00	1.00	1.00	440.00	440.00	1,188							
3	009530	C	POND	0			0.00	0.00	1.30	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,250							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	2.70	AC		1.00	1.00	1.00	30,000.00	30,000.00	81,000							

REVIEW DATE 07/21/2021 BY TWA Total Acres: 5.00 Total Land Value: 34,438 Market: 81,000 Agricultural: 1,188 Common: 33,250 PRINTED 08/02/2023 BY SYS