PT OF LOTS 33 & 34 (S-1)
IN OR 2383/1900
CORNWALL SURVEY

THOMAS YVETTE S/OUTLER MATTHEW B
26122 SHEARED STOKES ROAD
HILLIARD, FL 32046

2023

29-3N-24-2020-0033-0010

BUILDING CHARACTERISTICS

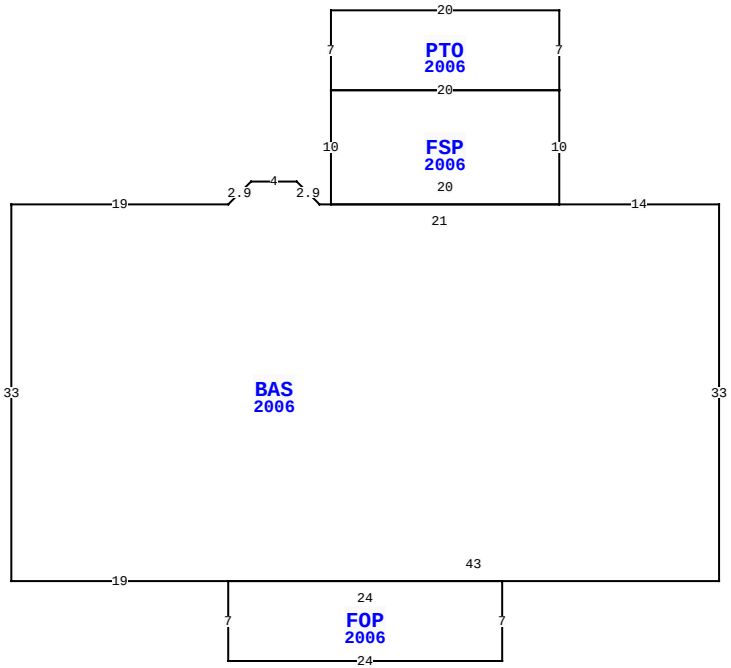
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,058	100	2,058	213,015
FOP	168	30	50	5,175
FSP	200	40	80	8,281
PTO	140	5	7	724
TOTALS	2,566		2,195	227,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,195	99.0486	117.62	258,176	2006	2006	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2021 Heated Area: 2058 HX Base Yr 2021



BLD DATE	01/03/2007 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

26122 SHEARED STOKES RD, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,295
TOTAL MARKET OB/XF VALUE		11,877
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		311,172
SOH/AGL Deduction		111,916
ASSESSED VALUE		199,256
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,256
TOTAL JUST VALUE		311,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002005	GARAGE	28,980	02/19/2021
B1633578	CARPORT	13,392	12/01/2016
B1633283	XFOB	10,714	10/01/2016
M11798	H/AC	0	07/01/2006
E0617488	ELEC OTHER	2,000	06/01/2006
P0611230	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/1900	8/11/2020	WD	Q	I	02	335,000
GRANTOR: CARTER CAMILLA C						
GRANTEE: THOMAS YVETTE S & M						
1935/1907	8/27/2014	QC	U	I	11	100
GRANTOR: CARTER RICHARD E JR &						
GRANTEE: CARTER CAMILLA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14FSP=[YR=2006] N10PTO=[YR=2006]
N7W20S7E20$W20S10E20$W21 L2 U2 W4 D2 L2
W19S33E19FOP=[YR=2006] S7E24 N7W24$E43N33$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0351	CARPORT MT	0	100	0	0	1,060.00	SF	10.00	10.00	100	2017	2017	3	82	8,692	

LAND DESCRIPTION

TOTAL OB/XF 11,877

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	0006		0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 07/13/2021 BY TW Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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HILLIARD, FL 32046

2023

29-3N-24-2020-0033-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

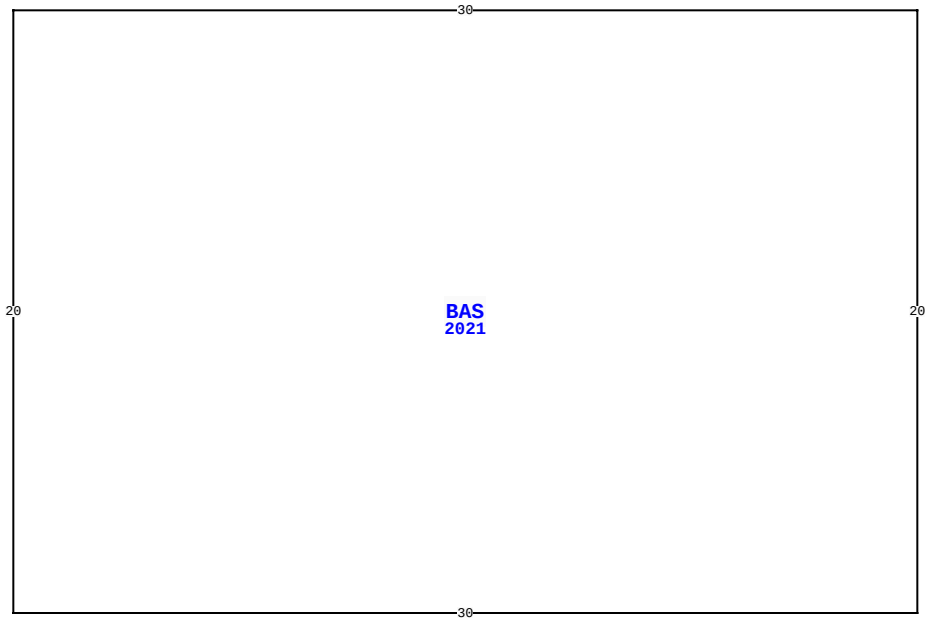
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	12,100
TOTALS	600		600	12,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	58.1900	20.37	12,222	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2021 Heated Area: 600 HX Base Yr 2021



26122 SHEARED STOKES RD, HILLIARD

BLD DATE	01/03/2007	JH	LGL DATE	
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TOTAL JUST VALUE		311,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17876	CO ISSUED	140,000	05/01/2006
B17876	NEW CONSTR	140,000	05/01/2006
R09362	REPAIR/RRF	5,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/1900	8/11/2020	WD	Q	I	02	335,000
GRANTOR: CARTER CAMILLA C						
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1935/1907	8/27/2014	QC	U	I	11	100
GRANTOR: CARTER RICHARD E JR &						
GRANTEE: CARTER CAMILLA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S20 E30 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/13/2021 BY TW Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS