

LOTS 33 34 35 63 & 64
IN OR 86/226 & OR 858/1698
(EX PT IN OR 1653/1159,

SASSER SAMUEL L & ELIZABETH J
26246 SHEARD STOKES ROAD
HILLIARD, FL 32046-8327

2023

29-3N-24-2020-0035-0000



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	PAGE 1 of 2 4																				
Exterior Wall	20	FACE BRICK 100	0900	01	2,199	116.5318	138.38	304,298	1958	1988	0	0	24.70	75.30	VALUATION SUMMARY																				
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													STANDARD																			
Roof Cover	03	COMP SHNGL 100	Heated Area: 2026													HX Base Yr																			
Interior Wall	05	DRYWALL 90														VALUATION BY																			
Interior Wall	06	CUST PANEL 10														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 90														BUILDING MARKET VALUE										265,836									
Interior Floo	04	CARPET 90														TOTAL MARKET OB/XF VALUE										32,735									
Interior Floo	07	CORK/VTILE 10														TOTAL LAND VALUE - MARKET										396,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										372,301									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										209,643									
Bedrooms	3	100														ASSESSED VALUE										162,658									
Bathrooms	2	100														TOTAL EXEMPTION VALUE										50,000									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										112,658									
Stories	1.5	1.5 100	TOTAL JUST VALUE										694,571																						
Units	0	100	NCON VALUE										0																						
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																																
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										291,551																						
Quality	05	Quality Level 05																																	
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	1,501	100	1,501	156,404																															
FCP	336	25	84	8,753																															
FOP	48	30	14	1,459																															
FST	136	55	75	7,815																															
FUS	525	100	525	54,705																															
TOTALS	2,546		2,199	229,136																															
EXTRA FEATURES						26246 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																			
1	0940	SHEDS/PORT	0 100	10	14	140.00	SF	21.30	21.30	100	1982	1982	3	20	596																				
2	0511	GARAGE CB-	0 100	24	30	720.00	SF	40.00	40.00	100	1989	1989	3	59.5	17,136																				
3	0861	POOL GUNIT	0 100	17	28	476.00	SF	85.00	85.00	100	1982	1982	3	20	8,092																				
4	0845	KOOL DECK	0 100	0	0	713.00	SF	7.25	7.25	100	1982	1982	3	41	2,119																				
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	21	735																				
6	0350	CARPORT WD	0 100	16	32	512.00	SF	13.00	13.00	100	1970	1970	3	20	1,331																				
7	0810	CONCRETE A	0 100	4	24	96.00	SF	6.50	6.50	100	1989	1989	3	59.5	371																				
8	0680	POLE SHED	0 100	29	29	841.00	SF	10.00	10.00	100	1999	1999	3	28	2,355																				
TOTAL OB/XF 32,735																																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																		
2	005600	A	TIMBER 3 SI	0			0.00	0.00	17.00	AC		1.00	1.00	1.00	410.00	410.00	6,970																		
3	006000	A	PAST1/HAY	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	440.00	440.00	3,960																		
4	005902	A	HARDWOOD SI	0			0.00	0.00	16.00	AC		1.00	1.00	1.00	175.00	175.00	2,800																		
5	009910	M	MKT. VAL. AG	0			0.00	0.00	42.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	336,000																		
REVIEW DATE 12/14/2022 BY WWA Total Acres: 44.00 Total Land Value: 73,730 Market: 336,000 Agricultural: 13,730 Common: 60,000 PRINTED 08/02/2023 BY SYS																																			

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