

STOKES HERBERT & BARBARA L/E/
26233 SOUTH FORTY DRIVE
HILLIARD, FL 32046

30-3N-24-0000-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION																				PAGE 1 of 2												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND										
Exterior Wall	12	CEDAR 70								0100	01	2,625	138.5520	125.04	328,230	1988	1988	0	0	0	19.31	80.69										
Exterior Wall	20	FACE BRICK 30								1 SINGLE FAM - 100% - 0										Heated Area: 2368 HX Base Yr												
RooF Structur	03	GABLE/HIP 100																														
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 60																														
Interior Wall	06	CUST PANEL 40																														
Interior Floo	11	CLAY TILE 100																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		4 100																														
Bathrooms		2 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.5	1.5 100																														
Units		0 100																														
Occupancy	00	NONE 100																														
Quality		06	Quality Level 06																													
DOR CODE		5000	IMPROVED 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	1,680	100	1,680	169,503																												
FUS	688	100	688	69,416																												
UOP	72	20	14	1,413																												
UOP	220	20	44	4,440																												
UOP	255	20	51	5,146																												
UOP	369	20	74	7,466																												
UST	165	45	74	7,466																												
TOTALS		3,449		2,625	264,849																											
EXTRA FEATURES										26233 S FORTY DR, HILLIARD																						
										BLD DATE								LGL DATE														
										XF DATE								LAND DATE														
										INC DATE								AG DATE														
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	0810	CONCRETE A	0 100	0	0	428.00	SF	6.50	6.50	100	1988	1988	3	57	1,586																	
2	0200	BARN WD 0-	0 100	70	25	1,750.00	SF	20.00	20.00	100	1987	1987	3	20	7,000																	
3	0681	POLE SHED	0 100	52	25	1,300.00	SF	15.00	15.00	100	1993	1993	3	20	3,900																	
6	0810	CONCRETE A	0 100	0	0	192.00	SF	6.50	6.50	100	1996	1996	3	73	911																	
13	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000																	
14	0681	POLE SHED	0 100	25	22	550.00	SF	15.00	15.00	100	1993	1993	3	20	1,650																	
15	0351	CARPORT MT	0 100	70	14	980.00	SF	6.90	6.90	100	1993	1993	3	20	1,352																	
16	0940	SHEDS/PORT	0 100	224	12	2,688.00	SF	19.50	19.50	100	2005	2005	3	27	14,152																	
17	0350	CARPORT WD	0 100	47	23	1,081.00	SF	9.36	9.36	100	2005	2005	3	27	2,732																	
18	0350	CARPORT WD	0 100	32	14	448.00	SF	13.00	13.00	100	2005	2005	3	27	1,572																	
LAND DESCRIPTION										TOTAL OB/XF										40,855												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000															
2	005500	A	TIMBER 2 SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	550.00	550.00	2,750															
3	006000	A	PAST1/HAY	0			0.00	0.00	28.15	AC		1.00	1.00	1.00	440.00	440.00	12,386															
4	009910	M	MKT. VAL. AG	0			0.00	0.00	33.15	AC		1.00	1.00	1.00	8,000.00	8,000.00	265,200															
REVIEW DATE	02/16/2022	BY	TWA	Total Acres: 34.15		Total Land Value: 45,136		Market: 265,200		Agricultural: 15,136		Common: 30,000		PRINTED 08/02/2023 BY SYS																		

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ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
																				VALUATION BY										STANDARD									
																				Tax Group: 4										Tax Dist:									
																				BUILDING MARKET VALUE										264,849									
																				TOTAL MARKET OB/XF VALUE										62,060									
																				TOTAL LAND VALUE - MARKET										295,200									
																				TOTAL MARKET VALUE										372,045									
																				SOH/AGL Deduction										153,068									
																				ASSESSED VALUE										218,977									
																				TOTAL EXEMPTION VALUE										HX HB 50,000									
																				BASE TAXABLE VALUE										168,977									
																				TOTAL JUST VALUE										622,109									
																				NCON VALUE										0									
																				INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE										300,664									