PT OF SE 1/4 OF NW 1/4
IN OR 1923/1530 & OR 2125/1012
(EX 3-1 3-3 3-4 3-5 3-7 3-8)

STOKES HERBERT A IV & KATIE S
26479 SHEARED STOKES RD
HILLIARD, FL 32046

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	03	Quality Level 03

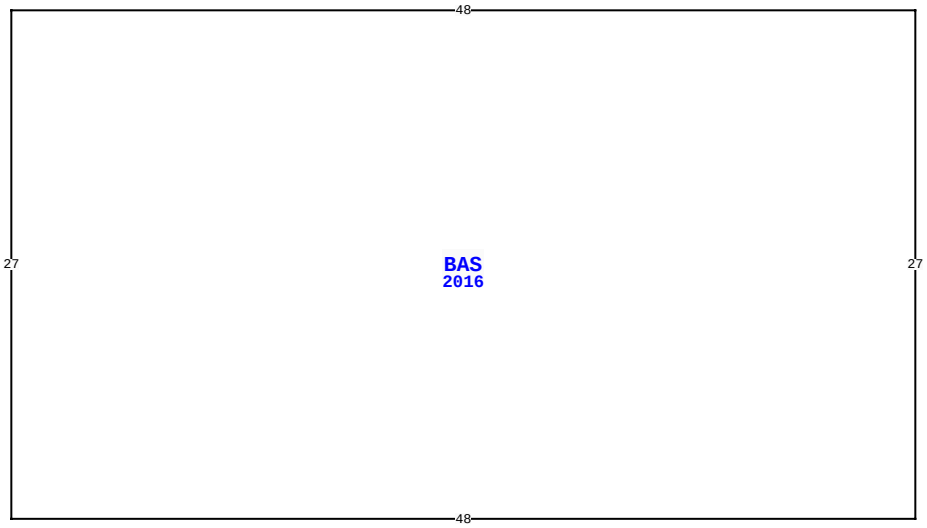
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	96,501
TOTALS	1,296		1,296	96,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	116.8000	87.60	113,530	2016	2016	0	0	0	15.00	85.00

2 M/H 94+ – 100% - 2017 Heated Area: 1296 HX Base Yr 2017



26479 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		96,500
TOTAL MARKET OB/XF VALUE		720
TOTAL LAND VALUE - MARKET		124,750
TOTAL MARKET VALUE		221,970
SOH/AGL Deduction		89,414
ASSESSED VALUE		132,556
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,556
TOTAL JUST VALUE		221,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002921	26X40 STORAGE BUI	66,757	03/13/2024
MH165712	MH MOVE-ON	0	03/31/2016
MH165712	CO ISSUED	0	03/23/2016
B1631784	DEMOLITION	3,000	03/01/2016
Z991307	OTHER	0	10/01/1999
B985319	REMODEL	4,488	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2125/1012	6/09/2017	WD	Q	V	01	25,000
GRANTOR: SELF JUSTIN D & JENNI						
GRANTEE: STOKES HERBERT A IV						
1923/1530	7/05/2013	QC	U	I	11	100
GRANTOR: STOKES VANESSA & HERB						
GRANTEE: STOKES HERBERT A IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W48 S27 E48 N27$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	36	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.61	AC		1.00	1.00	1.00	25,000.00	25,000.00	40,250							
2	000102	C	SFR/MH	100		OR	0.00	0.00	3.38	AC		1.00	1.00	1.00	25,000.00	25,000.00	84,500							

REVIEW DATE 06/18/2024 BY WWA Total Acres: 4.99 Total Land Value: 124,750 Market: 0 Agricultural: 0 Common: 124,750 PRINTED 08/06/2024 BY SYS