PT OF SE1/4 OF NW1/4
IN OR 856/1475 & OR 875/1599
EX OR 628/1204 FRACT OF 3-4)

CARTER KENNETH STEVE & HEATHER
26260 HA STOKES ROAD
HILLIARD, FL 32046

**2024**

**29-3N-24-0000-0003-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

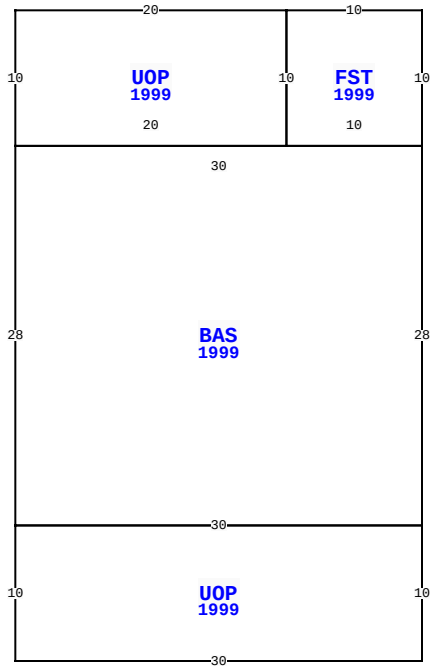
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 06 | CUST PANEL 100 |
| Interior Floo | 09 | PINE WOOD 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 840 | 100 | 840 | 77,387 |
| FST | 100 | 55 | 55 | 5,067 |
| UOP | 200 | 20 | 40 | 3,685 |
| UOP | 300 | 20 | 60 | 5,528 |
| TOTALS | 1,440 | | 995 | 91,666 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 995 | 118.2600 | 112.35 | 111,788 | 1999 | 1999 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SINGLE FAM – 100% - 2000 Heated Area: 840 HX Base Yr 2000




26260 H A STOKES RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 91,666 |
| TOTAL MARKET OB/XF VALUE | | 7,167 |
| TOTAL LAND VALUE - MARKET | | 41,100 |
| TOTAL MARKET VALUE | | 139,933 |
| SOH/AGL Deduction | | 66,706 |
| ASSESSED VALUE | | 73,227 |
| TOTAL EXEMPTION VALUE | HX HB | 48,227 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 139,933 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 136,280 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E029074 | XFOB | 1,000 | 01/01/2002 |
| B985596 | NEW CONSTR | 71,000 | 12/01/1998 |
| 8863 | MH MOVE-ON | 1,000 | 04/01/1992 |
| 6017 | REMODEL | 2,300 | 09/29/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0875/1599 | 3/24/1999 | WD | U | I | 07 | 100 |
| GRANTOR: LONG VIRGINIA CARTER | | | | | | |
| GRANTEE: CARTER KENNETH STEV | | | | | | |
| 0856/1475 | 11/24/1998 | QC | U | I | 06 | 100 |
| GRANTOR: CARTER KENNETH STEVE | | | | | | |
| GRANTEE: CARTER KENNETH & HE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1999] W10 UOP=[YR=1999] W20 S10 BAS=[YR=1999] S28 UOP=[YR=1999] S10 E30 N10 W30 $ E30 N28 W30 $ E20 N10 $ S10 E10 N10 $ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 12 | 240.00 | SF | 30.00 | 30.00 | 100 | 1990 | 1990 | 3 | 20 | 1,440 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1999 | 1999 | 3 | 83 | 2,905 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 18 | 16 | 288.00 | SF | 35.00 | 35.00 | 100 | 2000 | 2000 | 3 | 28 | 2,822 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,167

| 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 | 0007 | OR | 0.00 | 0.00 | 1.37 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 41,100 | | | | | | | |

REVIEW DATE 02/29/2024 BY WWA Total Acres: 1.37 Total Land Value: 41,100 Market: 0 Agricultural: 0 Common: 41,100 PRINTED 08/06/2024 BY SYS