



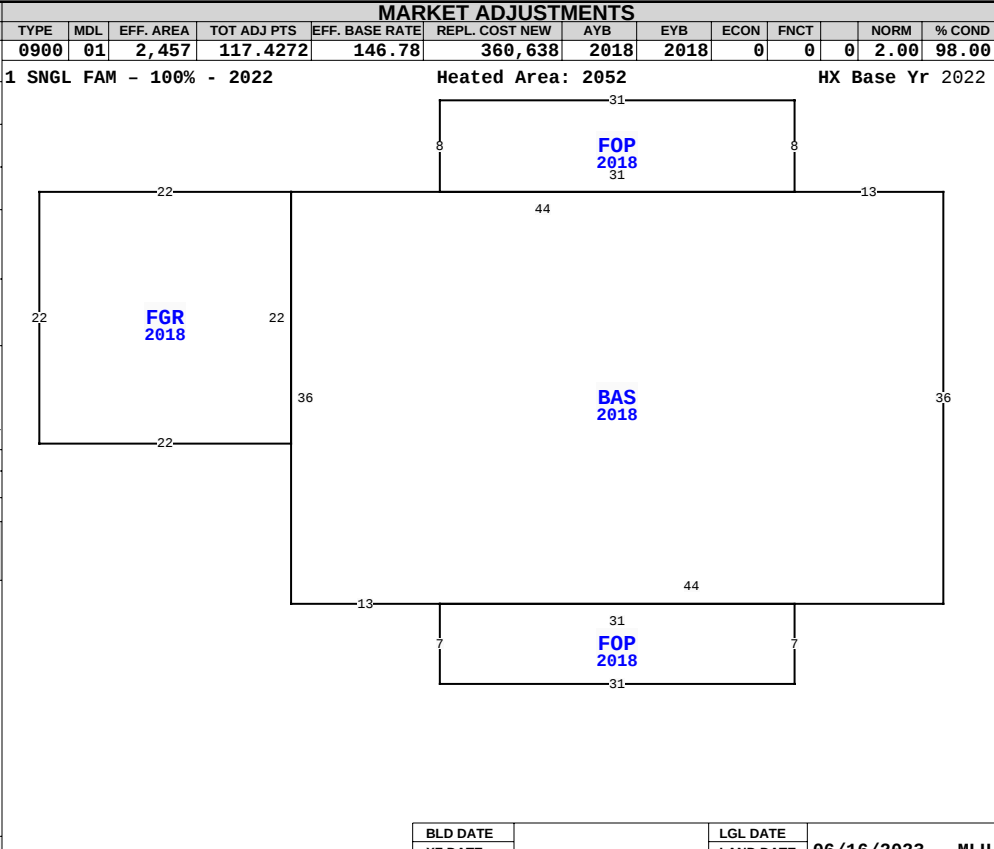
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	295,169
FGR	484	55	266	38,262
FOP	217	30	65	9,350
FOP	248	30	74	10,645
TOTALS	3,001		2,457	353,425

EXTRA FEATURES														
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
1	0811	CONCRETE B	0 100	0	0	790.00	SF	5.20	5.20	100	2018	2018	3	97

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
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	2.70	AC		1.00	1.00	1.00
3	009530	C	POND	100		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	2.70	AC		1.00	1.00	1.00



26575 SHEARD STOKES RD, HILLIARD	BLD DATE		LGL DATE	06/16/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF														
3,985														

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		353,425	
TOTAL MARKET OB/XF VALUE		3,985	
TOTAL LAND VALUE - MARKET		114,250	
TOTAL MARKET VALUE		391,659	
SOH/AGL Deduction		56,268	
ASSESSED VALUE		335,391	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		285,391	
TOTAL JUST VALUE		471,660	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		455,741	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010658	CO ISSUED	0	10/23/2018
18006212	NEW CONSTR	265,859	06/18/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2196/1149	5/15/2018	QC	U	V	11	100	

GRANTOR: STOKES AUSTIN TYE & E
GRANTEE: STOKES AUSTIN TYE &

BUILDING DIMENSIONS														
BAS=[YR=2018] W13 FOP=[YR=2018] N8 W31 S8 E31\$ W44 FGR=[YR=2018] W22 S22 E22 N22\$ S36 E13 FOP=[YR=2018] S7 E31 N7 W31\$ E44 N36\$.														

BUILDING NOTES														