PT OF LOT 34 (S-2)
IN OR 1653/1159
CORNWALL SURVEY

SASSER ANDREW W
26170 SHEARED STOKES ROAD
HILLIARD, FL 32046

2024

29-3N-24-2020-0034-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

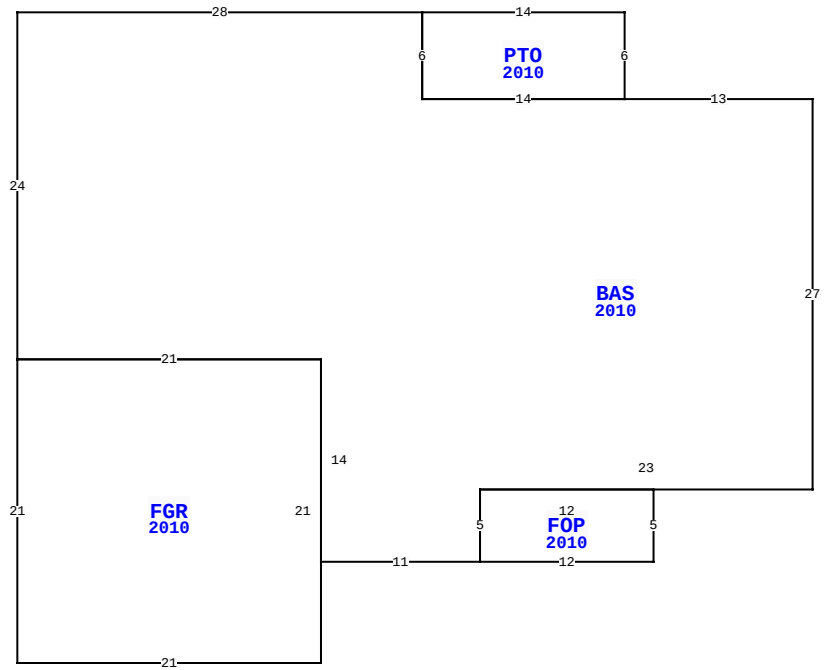
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,519	100	1,519	172,116
FGR	441	55	243	27,534
FOP	60	30	18	2,040
PTO	84	5	4	453
TOTALS	2,104		1,784	202,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,784	100.4400	125.55	223,981	2010	2010	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2011 Heated Area: 1519 HX Base Yr 2011



26170 SHEARED 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		202,143
TOTAL MARKET OB/XF VALUE		2,816
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		264,959
SOH/AGL Deduction		145,258
ASSESSED VALUE		119,701
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,701
TOTAL JUST VALUE		264,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23343	CO ISSUED	0	05/07/2010
E22459	ELEC OTHER	0	03/01/2010
P14183	OTHER	0	03/01/2010
B23343	NEW CONSTR	196,020	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1653/1159	12/14/2009	QC	U	V	30	100

GRANTOR: SASSER SAMUEL & ELIZA

GRANTEE: SASSER ANDREW W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W13 PTO=[YR=2010] N6 W14 S6 E14$ W14 N6 W28 S24 FGR=[YR=2010] S21 E21 N21 W21$ E21 S14 E11 FOP=[YR=2010] E12 N5 W12 S5$ N5 E23 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	0810	CONCRETE A	0	100	0	0	476.00	SF	6.50	6.50	100	2010	2010	3	91	2,816	

LAND DESCRIPTION

TOTAL OB/XF 2,816

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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 05/21/2020 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS