

LOTS 33 34 35 63 & 64  
IN OR 86/226 & OR 858/1698  
(EX PT IN OR 1653/1159,

SASSER SAMUEL L & ELIZABETH J  
26246 SHEARED STOKES ROAD  
HILLIARD, FL 32046-8327

2024

29-3N-24-2020-0035-0000



| 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 90     |
| Interior Wall            | 06  | CUST PANEL 10  |
| Interior Floo            | 14  | CARPET 90      |
| Interior Floo            | 07  | CORK/VTILE 10  |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 3   | 100            |
| Bathrooms                | 2   | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| Units                    | 0   | 100            |
| BUD8 Adjustme            | 04  | DIST 01 100    |
| Occupancy                | 00  | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| 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       | 1,501            | 100         | 1,501        | 163,430              |
| FCP       | 336              | 25          | 84           | 9,146                |
| FOP       | 48               | 30          | 14           | 1,524                |
| FST       | 136              | 55          | 75           | 8,166                |
| FUS       | 525              | 100         | 525          | 57,163               |
| TOTALS    | 2,546            |             | 2,199        | 239,429              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0940       | SHEDS/PORT  | 0   | 100 | 10 | 14 | 140.00 | SF | 21.30    | 21.30          |       |
| 2              | 0511       | GARAGE CB-  | 0   | 100 | 24 | 30 | 720.00 | SF | 40.00    | 40.00          |       |
| 3              | 0861       | POOL GUNIT  | 0   | 100 | 17 | 28 | 476.00 | SF | 85.00    | 85.00          |       |
| 4              | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 713.00 | SF | 7.25     | 7.25           |       |
| 5              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       |       |
| 6              | 0350       | CARPORT WD  | 0   | 100 | 16 | 32 | 512.00 | SF | 13.00    | 13.00          |       |
| 7              | 0810       | CONCRETE A  | 0   | 100 | 4  | 24 | 96.00  | SF | 6.50     | 6.50           |       |
| 8              | 0680       | POLE SHED   | 0   | 100 | 29 | 29 | 841.00 | SF | 10.00    | 10.00          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 005000   | C   | RURAL HOME           | 100 | 0006 | OR       | 0.00  | 0.00  | 2.00        | AC        |     |
| 2                | 005600   | A   | TIMBER 3 SI          | 0   |      | OR       | 0.00  | 0.00  | 17.00       | AC        |     |
| 3                | 006000   | A   | PAST1/HAY            | 0   |      | OR       | 0.00  | 0.00  | 9.00        | AC        |     |
| 4                | 005902   | A   | HARDWOOD SI          | 0   |      | OR       | 0.00  | 0.00  | 16.00       | AC        |     |
| 5                | 009910   | M   | MKT. VAL. AG         | 0   |      | OR       | 0.00  | 0.00  | 42.00       | AC        |     |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |       |        |
|----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900                                               | 01  | 2,199     | 116.5318    | 145.66         | 320,306        | 1958 | 1988 | 0    | 0    | 25.25 | 74.75  |
| 1 SNGL FAM - 100% - 0 Heated Area: 2026 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |
|                                                    |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE: 06/13/2023 MLU                           |     |           |             |                |                |      |      |      |      |       |        |

|                                  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 26246 SHEARD STOKES RD, HILLIARD |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 31,726               |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 2 4 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 4              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 278,751   |               |
| TOTAL MARKET OB/XF VALUE  |  | 31,726    |               |
| TOTAL LAND VALUE - MARKET |  | 396,000   |               |
| TOTAL MARKET VALUE        |  | 383,902   |               |
| SOH/AGL Deduction         |  | 217,081   |               |
| ASSESSED VALUE            |  | 166,821   |               |
| TOTAL EXEMPTION VALUE     |  | 50,000    |               |
| BASE TAXABLE VALUE        |  | 116,821   |               |
| TOTAL JUST VALUE          |  | 706,477   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 694,571   |               |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 5730       | GARAGE      | 7,150 | 06/15/1989 |

| SALES DATA        |           |           |     |     |            |
|-------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 0086/0226         | 1/01/1968 | TA U      | I   |     |            |
| GRANTOR:          |           |           |     |     | SALE PRICE |
| GRANTEE:          |           |           |     |     | 12,000     |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W20 N10 W35 S10 FST=[YR=1993] W8 FCP=[YR=1993] W21 S16 E21 N16 \$ S17 E8 N17 \$ S17 E22 FOP=[YR=1993] S8 E6 N8 W6 \$ E6 S8 E27 N25 \$ PTR= E15 FUS=[YR=1993] E21 S25 W21 N25 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |  |  |

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REVIEW DATE 12/14/2022 BY WWA Total Acres: 44.00 Total Land Value: 73,425 Market: 336,000 Agricultural: 13,425 Common: 60,000 PRINTED 08/06/2024 BY SYS