

STOKES HERBERT & BARBARA L/E/
26233 SOUTH FORTY DRIVE
HILLIARD, FL 32046

30-3N-24-0000-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																									
ELEMENT	CD	12	CEDAR 70	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	19.83	% COND	0	0	19.83	% COND	STANDARD																							
Exterior Wall	20	FACE BRICK 30	1	SNGL FAM - 100% - 0	Heated Area: 2368										HX Base Yr										Tax Group: 4										Tax Dist:										
Roof Structur	03	GABLE/HIP 100											332,778										332,778																						
Roof Cover	03	COMP SHNGL 100											59,073										59,073																						
Interior Wall	05	DRYWALL 60											273,200										273,200																						
Interior Wall	06	CUST PANEL 40											665,051										665,051																						
Interior Floo	11	CLAY TILE 100											181,895										181,895																						
Air Condition	03	CENTRAL 100											483,156										483,156																						
Heating Type	04	AIR DUCTED 100											50,000										50,000																						
Bedrooms	4	100											433,156										433,156																						
Bathrooms	2	100											665,051										665,051																						
Frame	02	WOOD FRAME 100											0										0																						
Stories	1.5	1.5 100	INCOME VALUE										INCOME VALUE																																
Units	0	100	PREVIOUS YEAR MKT VALUE										PREVIOUS YEAR MKT VALUE																																
Occupancy	00	NONE 100	622,109										622,109																																
Quality																							04 Quality Level 04																						
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																							SUBAREA MARKET VALUE																						
BAS																							1,680																						
FUS																							688																						
UOP																							72																						
UOP																							220																						
UOP																							255																						
UOP																							369																						
UST																							165																						
TOTALS																							3,449																						
EXTRA FEATURES																							26233 S FORTY DR, HILLIARD																						
BLD DATE																							LGL DATE																						
XF DATE																							LAND DATE																						
INC DATE																							AG DATE																						
06/18/2024																							TD																						
BUILDING NOTES																							BUILDING DIMENSIONS																						
BAS=[YR=1993] W45 UOP=[YR=2003] W9 S41 E9 UST=[YR=1993]																							BAS=[YR=1993] W45 UOP=[YR=2003] W9 S41 E9 UST=[YR=1993]																						
E14 UOP=[YR=1993] S15 E17 N15 W17 \$ E1 N11 W15 S11 \$ N41 \$																							E14 UOP=[YR=1993] S15 E17 N15 W17 \$ E1 N11 W15 S11 \$ N41 \$																						
S30 E15 S11 E30 N20 UOP=[YR=1993] E6 N12 W6 S12 \$N 21\$																							S30 E15 S11 E30 N20 UOP=[YR=1993] E6 N12 W6 S12 \$N 21\$																						
PTR=E15 FUS=[YR=1993] E16 S11 UOP=[YR=1993] E20 S11 W20 N11\$																							PTR=E15 FUS=[YR=1993] E16 S11 UOP=[YR=1993] E20 S11 W20 N11\$																						
S32 W16 N43\$ W15\$.																							S32 W16 N43\$ W15\$.																						
LAND DESCRIPTION																							TOTAL OB/XF 38,723																						
L N																							USE CODE																						
CLS																							LAND USE DESCRIPTION																						
CAP																							R D																						
LOC ZONE																							FRONT																						
DEPTH																							TOT LND UTS																						
UNIT TYPE																							D T																						
DPHT FACT																							% COND																						
TOT ADJ																							UNIT PRICE																						
ADJ UNIT PRICE																							LAND VALUE																						
OTHER ADJUSTMENTS AND NOTES																							YEAR																						
DENSITY																							DECL																						
FRZ																							YR																						
CONSRV																							CONSRV																						
1																							000115																						
C																							SFR ACRES																						
100																							OR																						
34.15																							AC																						
1.00																							1.00																						
1.00																							1.00																						
8,000.00																							8,000.00																						
273,200																							273,200																						
REVIEW DATE																							02/16/2022																						
BY																							TWA																						
Total Acres:																							34.15																						
Total Land Value:																							273,200																						
Market:																							0																						
Agricultural:																							0																						
Common:																							273,200																						
PRINTED 08/06/2024 BY SYS																							PRINTED 08/06/2024 BY SYS																						

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