PT OF THE SE1/4 OF NE1/4
IN OR 2534/1048

STOKES HERBERT A IV
26549 SHEARED STOKES RD
HILLIARD, FL 32046

2024

30-3N-24-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

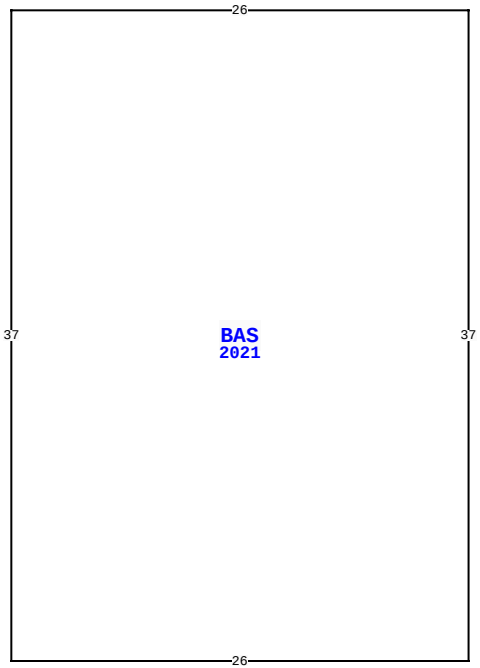
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	962	100	962	10,648
TOTALS	962		962	10,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
6500	01	962	65.8800	23.06	22,184	2002	2002	0	0	20	32.00	48.00

2 GARAGE RES – 0% - 2023 Heated Area: 962 HX Base Yr



26185 KARNCHAPKING DR, 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	10,648
TOTAL MARKET OB/XF VALUE	3,294
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	73,942
SOH/AGL Deduction	0
ASSESSED VALUE	73,942
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,942
TOTAL JUST VALUE	73,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/1048	1/31/2022	WD	U	I	11	100
GRANTOR: STOKES HERBERT A & BA						
GRANTEE: STOKES HERBERT A IV						
1503/1862	6/06/2007	WD	U	I	01	100
GRANTOR: STOKES HERBERT ALBERT						
GRANTEE: STOKES HERBERT A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 S37 E26 N37 $.

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	0681	POLE SHED	0	0	16	10	160.00	SF	15.00	15.00	100	2001	2001	3	29	696	
2	0510	GARAGE WD-	0	0	16	16	256.00	SF	35.00	35.00	100	2001	2001	3	29	2,598	

LAND DESCRIPTION

TOTAL OB/XF 3,294

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

REVIEW DATE 02/16/2022 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS