PT NE1/4 OF NW1/4 &
PT SE1/4 OF NW1/4 OF
SEC 29-3N-24E IN OR 2705/1336

APPLEWHITE THOMAS MICHAEL/BOYER REBECCA J
26287 SHEARD STOKES RD
HILLIARD, FL 32046

2025

29-3N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

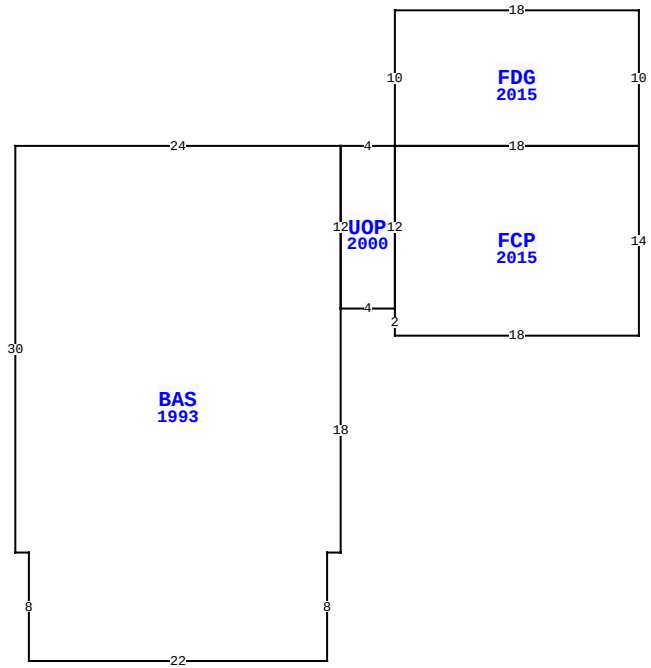
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	1993	896	70,685
FCP	252	25	2015	63	4,970
FDG	180	60	2015	108	8,520
UOP	48	20	2000	10	789
TOTALS	1,376			1,077	84,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,077	108.4380	108.44	116,790	1944	1944	0	0	0	27.25	72.75

1 SINGLE FAM – 100% - 2025 Heated Area: 896 HX Base Yr 2025



26287 SHEARD STOKES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		84,965
TOTAL MARKET OB/XF VALUE		24,000
TOTAL LAND VALUE - MARKET		191,115
TOTAL MARKET VALUE		300,080
SOH/AGL Deduction		0
ASSESSED VALUE		300,080
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,358
TOTAL JUST VALUE		300,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27167	ADDITION	0	05/01/2013
B22544	REMODEL	45,000	06/01/2009
94787	REPAIR/RRF	3,000	02/01/1994
6886	CHNGE SRVC	100	08/14/1990
7492	MH MOVE-ON	20,000	09/30/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/1336	4/12/2024	WD	Q	I	01	394,000
GRANTOR: WILLIAMS REGENA E						
GRANTEE: APPLEWHITE THOMAS M						
2122/0396	5/24/2017	QC	U	I	11	100
GRANTOR: KINCADE RALPH R						
GRANTEE: WILLIAMS REGENA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W24 S30 E1 S8 E22 N8 E1 N18 N12 $
UOP=[YR=2000;ORIG=0,0] S12 E4 N12 W4 $
FDG=[YR=2015;ORIG=4,-10] E18 S10 W18 N10 $
FCP=[YR=2015;ORIG=4,0] E18 S14 W18 N2 N12 $
.

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	0937	WELL	0	100	0	0	2.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	12,000	
2	0936	SEPTC TANK	0	100	0	0	2.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 24,000

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	000100	C	RES	100	0006	OR	0.00	0.00	12.33	AC		1.00	1.00	1.00	15,500.00	15,500.00	191,115							

REVIEW DATE 03/27/2025 BY WWA Total Acres: 12.33 Total Land Value: 191,115 Market: 0 Agricultural: 0 Common: 191,115 PRINTED 07/30/2025 BY SYS