PT NE1/4 OF NW1/4 &
PT SE1/4 OF NW1/4 OF
SEC 29-3N-24E IN OR 2122/393

KINCADE RALPH R
26393 SHEARD STOKES ROAD
HILLIARD, FL 32046

2025

29-3N-24-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SHEARD STOKES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,951
TOTAL LAND VALUE - MARKET	195,780
TOTAL MARKET VALUE	12,926
SOH/AGL Deduction	2,537
ASSESSED VALUE	10,389
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,389
TOTAL JUST VALUE	204,731
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2122/0393	5/24/2017	QC	U	I	11	100
GRANTOR: WILLIAMS REGENA E						
GRANTEE: KINCADE RALPH R						
2102/1279	2/14/2017	FJ	U	I	11	0
GRANTOR: KINCADE FRANCIS LEONA						
GRANTEE: WILLIAMS REGENA E E						

BUILDING NOTES

BUILDING DIMENSIONS

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	0201	BARN WD 10	0	0	54	39	2,106.00	SF	17.00	17.00	100	1998	1998	3	25	8,951	

LAND DESCRIPTION

TOTAL OB/XF 8,951

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	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	8.04	AC		1.00	1.00	1.00	370.00	370.00	2,975							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.04	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,780							

REVIEW DATE 06/03/2021 BY TWA Total Acres: 10.04 Total Land Value: 3,975 Market: 195,780 Agricultural: 3,975 Common: 0 PRINTED 07/30/2025 BY SYS