PT OF SE 1/4 OF NW 1/4
IN OR 1923/1530 & OR 2125/1012
(EX 3-1 3-3 3-4 3-5 3-7 3-8)

STOKES HERBERT A IV & KATIE S
26479 SHEARED STOKES RD
HILLIARD, FL 32046

2025

29-3N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

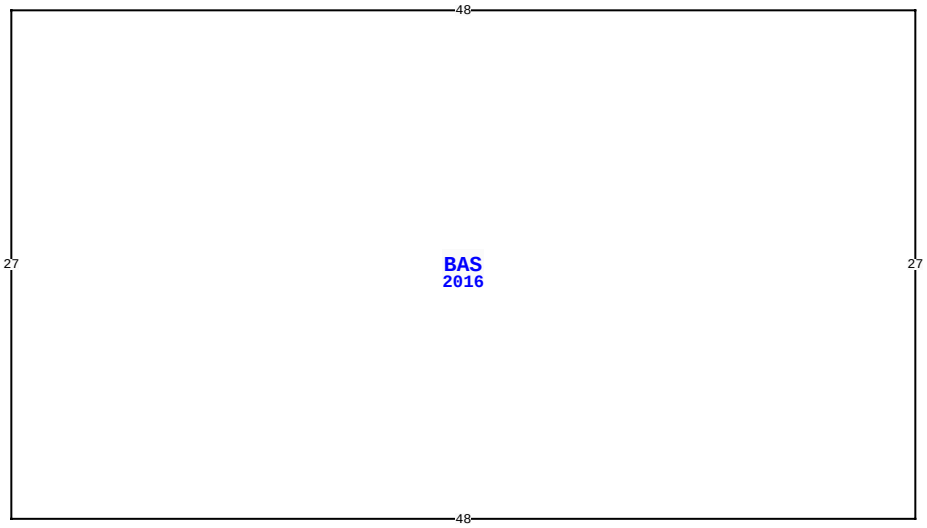
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2016	1,296	102,934
TOTALS	1,296			1,296	102,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	116.8000	99.28	128,667	2016	2016	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2017 Heated Area: 1296 HX Base Yr 2017



26479 SHEARED STOKES RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,594
TOTAL MARKET OB/XF VALUE		680
TOTAL LAND VALUE - MARKET		173,850
TOTAL MARKET VALUE		301,124
SOH/AGL Deduction		141,064
ASSESSED VALUE		160,060
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,338
TOTAL JUST VALUE		301,124
NCON VALUE		23,660
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002921	26X40 STORAGE BUI	66,757	03/13/2024
MH165712	MH MOVE-ON	0	03/31/2016
MH165712	CO ISSUED	0	03/23/2016
B1631784	DEMOLITION	3,000	03/01/2016
Z991307	OTHER	0	10/01/1999
B985319	REMODEL	4,488	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2125/1012	6/09/2017	WD	Q	V	01	25,000
GRANTOR: SELF JUSTIN D & JENNI						
GRANTEE: STOKES HERBERT A IV						
1923/1530	7/05/2013	QC	U	I	11	100
GRANTOR: STOKES VANESSA & HERB						
GRANTEE: STOKES HERBERT A IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W48 S27 E48 N27$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	34	680	

LAND DESCRIPTION

TOTAL OB/XF 680

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	0005	OR	0.00	0.00	1.61	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,450							
2	000100	C	RES	100		OR	0.00	0.00	3.38	AC		1.00	1.00	1.00	30,000.00	30,000.00	101,400							

REVIEW DATE 12/13/2024 BY WW Total Acres: 4.99 Total Land Value: 173,850 Market: 0 Agricultural: 0 Common: 173,850 PRINTED 07/30/2025 BY SYS

PT OF SE 1/4 OF NW 1/4
IN OR 1923/1530 & OR 2125/1012
(EX 3-1 3-3 3-4 3-5 3-7 3-8)

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2025

29-3N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

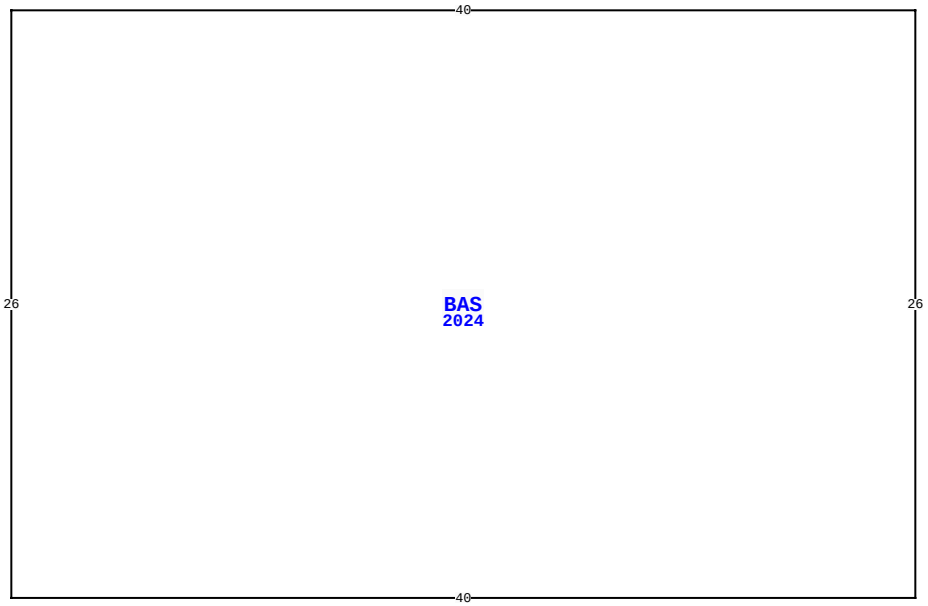
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2024	1,040	23,660
TOTALS	1,040			1,040	23,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	62.1000	22.98	23,899	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 1040 HX Base Yr 2017



26479 SHEARED STOKES RD, HILLIARD

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1923/1530	7/05/2013	QC	U	I	11	100
GRANTOR: STOKES VANESSA & HERB						
GRANTEE: STOKES HERBERT A IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,14] E40 S26 W40 N26 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/13/2024 BY WW Total Acres: 4.99 Total Land Value: 173,850 Market: 0 Agricultural: 0 Common: 173,850 PRINTED 07/30/2025 BY SYS