PT OF SE1/4 OF NW1/4
IN OR 2072/603

CARTER KENNETH WYATT
26216 H A STOKES RD
HILLIARD, FL 32046

2025

29-3N-24-0000-0003-0060

BUILDING CHARACTERISTICS

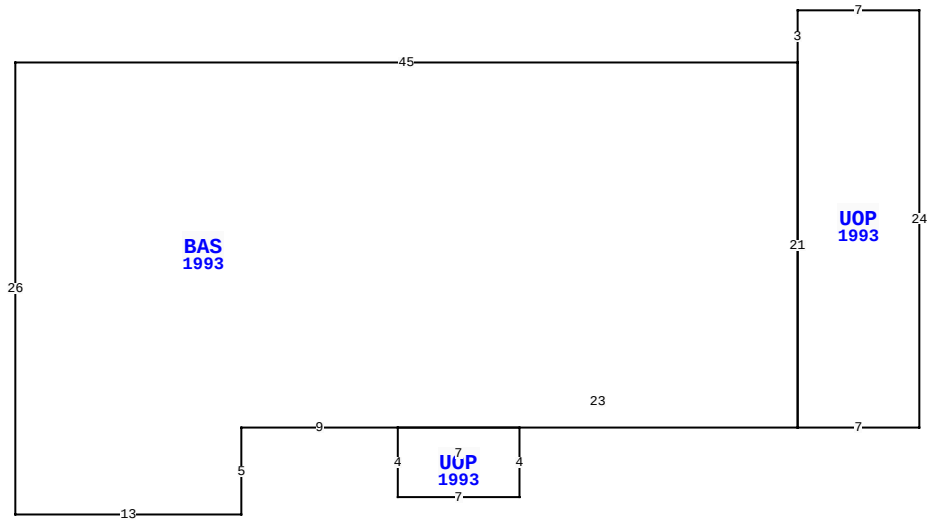
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,010	100	1993	1,010	87,887
UOP	28	20	1993	6	522
UOP	168	20	1993	34	2,959
TOTALS	1,206			1,050	91,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,050	115.5600	115.56	121,338	1990	1990	0	0	0	24.70	75.30

1 SINGLE FAM – 100% - 2025 Heated Area: 1010 HX Base Yr 2025



26216 H A STOKES RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		91,368
TOTAL MARKET OB/XF VALUE		2,719
TOTAL LAND VALUE - MARKET		62,100
TOTAL MARKET VALUE		156,187
SOH/AGL Deduction		0
ASSESSED VALUE		156,187
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,465
TOTAL JUST VALUE		156,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2072/0603	9/16/2016	QC	U	I	11	2,000
GRANTOR: NEWBORN MARILEEN ET A						
GRANTEE: CARTER KENNETH WYAT						
0667/1923	10/07/1992	QC	Q	I	01	100
GRANTOR: LONG VIRGINIA W						
GRANTEE: CARTER KENNETH M						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W7 S3 BAS=[YR=1993] W45 S26 E13 N5 E9
UOP=[YR=1993] S4 E7 N4 W7 $ E23 N21$ S21 E7 N24 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	21.30	21.30	100	1993	1993	3	20	409	

LAND DESCRIPTION

TOTAL OB/XF 2,719

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	0007	OR	0.00	0.00	1.38	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,100							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.38 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 07/30/2025 BY SYS