

LOTS 33 34 35 63 & 64
IN OR 86/226 & OR 858/1698
(EX PT IN OR 1653/1159,

SASSER SAMUEL L & ELIZABETH J
26246 SHEARED STOKES ROAD
HILLIARD, FL 32046-8327

2025

29-3N-24-2020-0035-0000



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 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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
BAS	1,501	100	1993	1,501	171,316
FCP	336	25	1993	84	9,587
FOP	48	30	1993	14	1,598
FST	136	55	1993	75	8,560
FUS	525	100	1993	525	59,921

TOTALS	2,546			2,199	250,982
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	100	10	14	140.00	SF	21.30		
2	0511	GARAGE CB-	0	100	24	30	720.00	SF	40.00		
3	0861	POOL GUNIT	0	100	17	28	476.00	SF	85.00		
4	0845	KOOL DECK	0	100	0	0	713.00	SF	7.25		
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00		
6	0350	CARPORT WD	0	100	16	32	512.00	SF	13.00		
7	0810	CONCRETE A	0	100	4	24	96.00	SF	6.50		
8	0680	POLE SHED	0	100	29	29	841.00	SF	10.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	2.00	AC	
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	5.00	AC	
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	17.00	AC	
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	9.00	AC	
5	005900	A	TIMBER WETLA	0		OR	0.00	0.00	11.00	AC	
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	37.00	AC	

REVIEW DATE	12/14/2022	BY	WWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,199	116.5318	153.82	338,250	1958	1988	0	0	25.80	74.20
1 SNGL FAM - 100% - 0 Heated Area: 2026 HX Base Yr											
26246 SHEARD STOKES RD, HILLIARD											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	01/28/2025
		MLU	KBA

TOTAL OB/XF											
30,751											

Total Acres: 44.00	Total Land Value: 178,190	Market: 314,500	Agricultural: 10,690
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		295,547	
TOTAL MARKET OB/XF VALUE		30,751	
TOTAL LAND VALUE - MARKET		482,000	
TOTAL MARKET VALUE		504,488	
SOH/AGL Deduction		238,454	
ASSESSED VALUE		266,034	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		215,312	
TOTAL JUST VALUE		808,298	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		706,477	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5730	GARAGE	7,150	06/15/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0086/0226	1/01/1968	TA	U	I	
SALE PRICE					12,000

GRANTOR:	
GRANTEE:	

BUILDING DIMENSIONS											
BAS=[YR=1993] W20 N10 W35 S10 FST=[YR=1993] W8 FCP=[YR=1993] W21 S16 E21 N16 \$ S17 E8 N17 \$ S17 E22 FOP=[YR=1993] S8 E6 N8 W6 \$ E6 S8 E27 N25 \$ PTR= E15 FUS=[YR=1993] E21 S25 W21 N25 \$ W15 \$.											

BUILDING NOTES											

Common: 167,500	PRINTED 07/30/2025 BY SYS
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