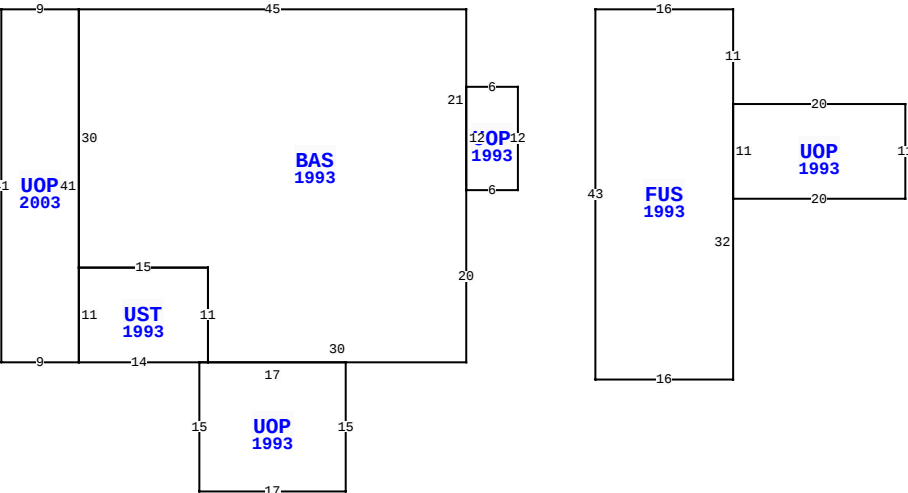


STOKES HERBERT & BARBARA
26233 SOUTH FORTY DRIVE
HILLIARD, FL 32046

30 - 3N - 24 - 0000 - 0004 - 0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION																				VALUATION SUMMARY											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
Exterior Wall	12	CEDAR 70								0900	01	2,625	126.5040	166.99	438,349	1988	1988	0	0	20.34	79.66	VALUATION BY STANDARD									
Exterior Wall	20	FACE BRICK 30								1 SNGL FAM - 100% - 0										Heated Area: 2368 HX Base Yr											
Roof Structure	03	GABLE/HIP 100																													
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 60																													
Interior Wall	06	CUST PANEL 40																													
Interior Floor	11	CLAY TILE 100																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms	4	100																													
Bathrooms	2	100																													
Frame	02	WOOD FRAME 100																													
Stories	1.5	1.5 100																													
Units	0	100																													
Occupancy	00	NONE 100																													
Quality		04	Quality Level 04																												
DOR CODE		6000	PASTURELAND 1																												
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	1,680	100	1993	1,680	223,481																										
FUS	688	100	1993	688	91,521																										
UOP	72	20	1993	14	1,862																										
UOP	220	20	1993	44	5,853																										
UOP	255	20	1993	51	6,784																										
UOP	369	20	2003	74	9,844																										
UST	165	45	1993	74	9,844																										
TOTALS		3,449			2,625	349,189																									
EXTRA FEATURES										26233 S FORTY DR, HILLIARD																					
										BLD DATE										LGL DATE											
										XF DATE										LAND DATE											
										INC DATE										AG DATE											
																				05/21/2025 MLU											
																				02/10/2025 KBA											
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															
1	0810	CONCRETE A	0 100	0	0	428.00	SF	6.50	6.50	100	1988	1988	3	52	1,447																
2	0200	BARN WD 0-	0 100	70	25	1,750.00	SF	20.00	20.00	100	1987	1987	3	20	7,000																
3	0681	POLE SHED	0 100	52	25	1,300.00	SF	15.00	15.00	100	1993	1993	3	20	3,900																
4	0810	CONCRETE A	0 100	0	0	192.00	SF	6.50	6.50	100	1996	1996	3	70	874																
5	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000																
6	0681	POLE SHED	0 100	25	22	550.00	SF	15.00	15.00	100	1993	1993	3	20	1,650																
7	0351	CARPORT MT	0 100	70	14	980.00	SF	6.90	6.90	100	1993	1993	3	20	1,352																
8	0940	SHEDS/PORT	0 100	224	12	2,688.00	SF	19.50	19.50	100	2005	2005	3	22	11,532																
9	0350	CARPORT WD	0 100	47	23	1,081.00	SF	9.36	9.36	100	2005	2005	3	22	2,226																
10	0350	CARPORT WD	0 100	32	14	448.00	SF	13.00	13.00	100	2005	2005	3	22	1,281																
LAND DESCRIPTION										TOTAL OB/XF										37,262											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000														
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	525.00	525.00	2,625														
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	28.15	AC		1.00	1.00	1.00	370.00	370.00	10,416														
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	33.15	AC		1.00	1.00	1.00	8,500.00	8,500.00	281,775														

[illegible]