PT OF SE1/4 OF NW1/4
IN OR 2196/1149 BEING PARCEL 2

STOKES AUSTIN TYE & EMILY HASPEL
26541 SHEARD STOKES RD
HILLIARD, FL 32046

2026

29-3N-24-0000-0003-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

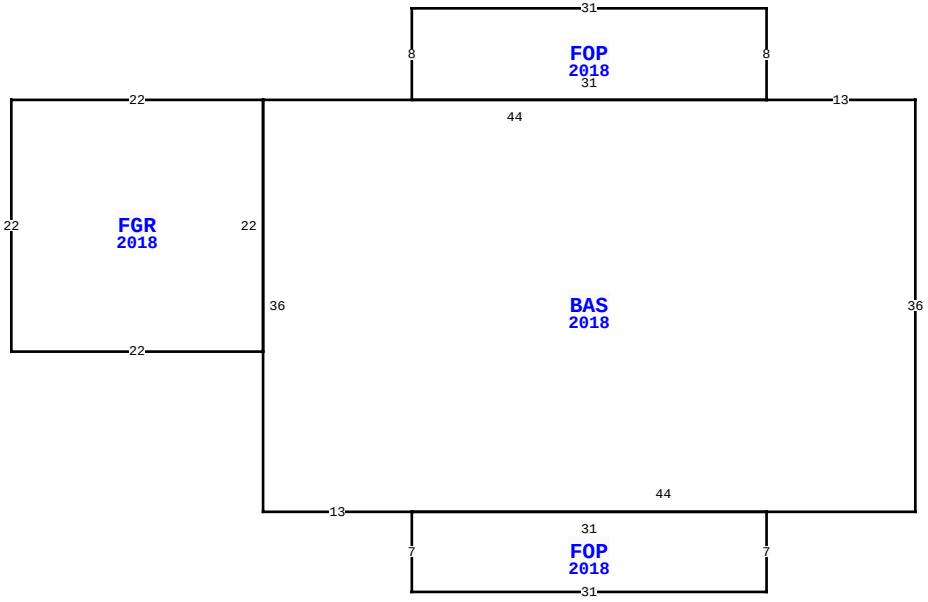
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2018	2,052	310,111
FGR	484	55	2018	266	40,200
FOP	217	30	2018	65	9,823
FOP	248	30	2018	74	11,183
TOTALS	3,001			2,457	371,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,457	112.0896	155.80	382,801	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2022 Heated Area: 2052 HX Base Yr 2022



26575 SHEARED STOKES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		371,317
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		106,850
TOTAL MARKET VALUE		478,167
SOH/AGL Deduction		49,188
ASSESSED VALUE		428,979
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		377,568
TOTAL JUST VALUE		478,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010658	CO ISSUED	0	10/23/2018
18006212	NEW CONSTR	265,859	06/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2196/1149	5/15/2018	QC	U	V	11	100

GRANTOR: STOKES AUSTIN TYE & E
GRANTEE: STOKES AUSTIN TYE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] N8 W31 S8 E31$ W44
FGR=[YR=2018] W22 S22 E22 N22$ S36 E13 FOP=[YR=2018] S7 E31
N7 W31$ E44 N36$.

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
1	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	28,000							
2	000100	C	RES	100		OR	0.00	0.00	2.70	AC		1.00	1.00	1.00	28,000.00	28,000.00	75,600							
3	009530	C	POND	100		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 106,850 Market: 0 Agricultural: 0 Common: 106,850 PRINTED 07/09/2026 BY SYS