

W1/2 OF LOT 40
CORNWALL SURVEY
ESMTS OR 598/140, OR 599/383, OR

ALLEN SKYLER
26576 SHEARD STOKES RD
HILLIARD, FL 32046

2026

29-3N-24-2020-0040-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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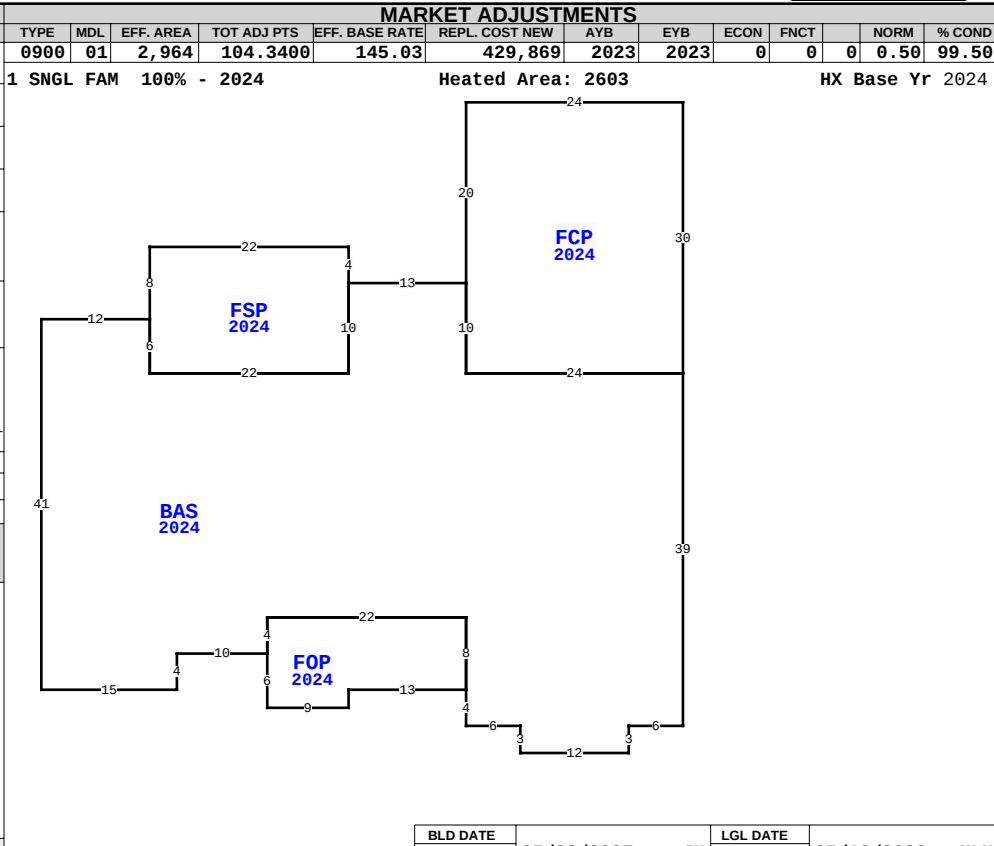
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,603	100	2024	2,603	375,625
FCP	720	25	2024	180	25,974
FOP	194	30	2024	58	8,370
FSP	308	40	2024	123	17,750
TOTALS	3,825			2,964	427,720

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0504	FP-ELECTRI	1	100	0	0		1.00	UT 2,000.00	2,000.00	100	2024	2023	99	1,980	
2	0500	FP-PRE FAB	1	100	0	0		1.00	UT 3,500.00	3,500.00	100	2024	2023	99	3,465	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
2	009530	C



26576 SHEARD STOKES RD, HILLIARD

TOTAL OB/XF																5,445
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		OR			4.50	AC		1.00	1.00	1.00	28,000.00	28,000.00
2	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4			Tax Dist:					
BUILDING MARKET VALUE				427,720				
TOTAL MARKET OB/XF VALUE				5,445				
TOTAL LAND VALUE - MARKET				127,250				
TOTAL MARKET VALUE				560,415				
SOH/AGL Deduction				54,411				
ASSESSED VALUE				506,004				
TOTAL EXEMPTION VALUE			HX HB		51,411			
BASE TAXABLE VALUE				454,593				
TOTAL JUST VALUE				560,415				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				549,982				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
23003569		CO ISSUED		0		03/17/2023		
22007169		NEW CONSTR		424,200		05/09/2022		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2873/0472		5/29/2026		WD	Q	I	01	650,000
GRANTOR:HOLLAND BENJAMIN DOUG								
GRANTEE: ALLEN SKYLER								
2543/1508		1/27/2022		WD	Q	V	01	120,000
GRANTOR:DAVIS JAMES C JR & GA								
GRANTEE:HOLLAND BENJAMIN D								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2024;ORIG=140,20] W24 N10 W13 S10 W22 N6 W12 S41 E15 N4 E10 N4 E22 S8 S4 E6 S3 E12 N3 E6 N39 \$ FSP=[YR=2024;ORIG=81,6] E22 S4 S10 W22 N6 N8 \$ FOP=[YR=2024;ORIG=94,47] E22 S8 W13 S2 W9 N6 N4 \$ FCP=[YR=2024;ORIG=140,-10] S30 W24 N10 N20 E24 \$.								