PT OF THE SE1/4 OF NE1/4
IN OR 2771/779
(EX OR 1713/1852, OR 2023/1182

STOKES BARBARA
26233 SOUTH FORTY DRIVE
HILLIARD, FL 32046

2026

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

BUILDING CHARACTERISTICS

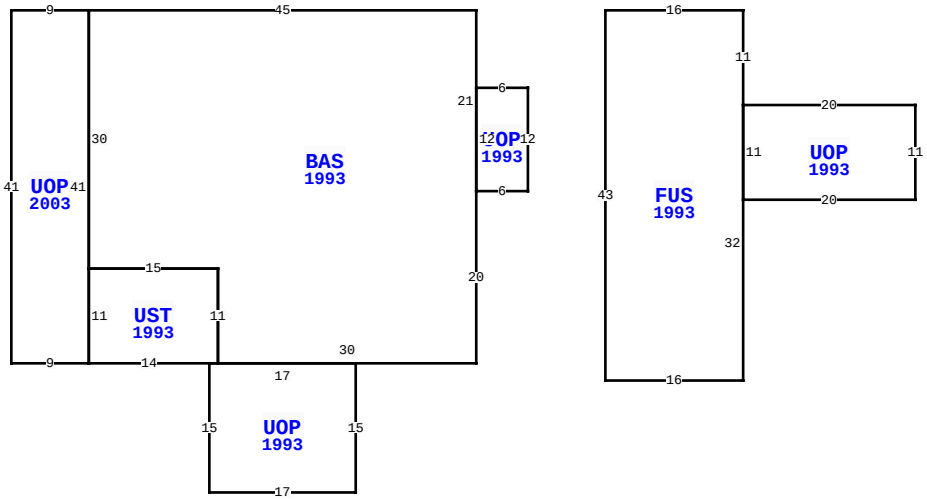
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,680	100	1993	1,680	186,642
FUS	688	100	1993	688	76,434
UOP	72	20	1993	14	1,555
UOP	220	20	1993	44	4,888
UOP	255	20	1993	51	5,666
UOP	369	20	2003	74	8,221
UST	165	45	1993	74	8,221
TOTALS	3,449			2,625	291,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,625	133.6944	140.38	368,498	1988	1988	0	0	0	20.86	79.14

1 SINGLE FAM 100% - 0 Heated Area: 2368 HX Base Yr



26233 S FORTY DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	02/10/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		291,629
TOTAL MARKET OB/XF VALUE		12,550
TOTAL LAND VALUE - MARKET		358,670
TOTAL MARKET VALUE		327,817
SOH/AGL Deduction		116,773
ASSESSED VALUE		211,044
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		159,633
TOTAL JUST VALUE		662,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		732,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961358	MH MOVE-ON	0	05/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/779	2/27/2025	WD	U	I	11	100
GRANTOR: STOKES HERBERT A JR &						
GRANTEE: STOKES HERBERT A JR						
2604/1447	11/23/2022	LE	U	I	11	100
GRANTOR: STOKES HERBERT A JR &						
GRANTEE: STOKES HERBERT A IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 UOP=[YR=2003] W9 S41 E9 UST=[YR=1993] E14 UOP=[YR=1993] S15 E17 N15 W17 $ E1 N11 W15 S11 $ N41 $ S30 E15 S11 E30 N20 UOP=[YR=1993] E6 N12 W6 S12 $N 21$ PTR=E15 FUS=[YR=1993] E16 S11 UOP=[YR=1993] E20 S11 W20 N11$ S32 W16 N43$ W15$.

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	0200	BARN WD 0-	0	100	70	25	1,750.00	SF	20.00	20.00	100	1987	1987	3	20	7,000	
2	0681	POLE SHED	0	100	52	25	1,300.00	SF	15.00	15.00	100	1993	1993	3	20	3,900	
4	0681	POLE SHED	0	100	25	22	550.00	SF	15.00	15.00	100	1993	1993	3	20	1,650	

LAND DESCRIPTION

TOTAL OB/XF 12,550

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	530.00	530.00	2,650							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	21.59	AC		1.00	1.00	1.00	370.00	370.00	7,988							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	26.59	AC		1.00	1.00	1.00	13,000.00	13,000.00	345,670							

REVIEW DATE 05/21/2026 BY WWA Total Acres: 27.59 Total Land Value: 23,638 Market: 345,670 Agricultural: 10,638 Common: 13,000 PRINTED 07/09/2026 BY SYS