

PT OF LOTS 33 & 34  
IN OR 363/414  
CORNWALL SURVEY S/D OF

STOKES LORETTA J  
PO BOX 237  
HILLIARD, FL 32046

2023

16-3N-24-2020-0033-0010



| BUILDING CHARACTERISTICS                                                                                                                     |                  |                |                      |                      |      |          |       |       |                | MARKET ADJUSTMENTS                |         |             |             |                |                 |                |            |                             |      | NASSAU COUNTY PROPERTY      |       |        |    |        |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------|----------------------|------|----------|-------|-------|----------------|-----------------------------------|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|-----------------------------|-------|--------|----|--------|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                 |                  |                |                      |                      |      |          |       |       |                | VALUATION SUMMARY                 |         |             |             |                |                 |                |            |                             |      | PAGE 1 of 1                 |       |        |    |        |  |  |  |  |  |  |
| ELEMENT                                                                                                                                      | CD               |                |                      |                      |      |          |       |       |                | TYPE                              | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB        | ECON                        | FNCT |                             | NORM  | % COND |    |        |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 25               | MOD METAL 100  |                      |                      |      |          |       |       |                | 1709                              | 04      | 552         | 72.2925     | 62.17          | 34,318          | 1999           | 1999       | 0                           | 0    | 0                           | 54.00 | 46.00  |    |        |  |  |  |  |  |  |
| Roof Structur                                                                                                                                | 01               | FLAT 100       |                      |                      |      |          |       |       |                | 2 MH OFFICE - 0% - 0              |         |             |             |                |                 |                |            |                             |      | Heated Area: 552 HX Base Yr |       |        |    |        |  |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 01               | MINIMUM 100    |                      |                      |      |          |       |       |                | <div>12<div>BAS2017</div>12</div> |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Interior Wall                                                                                                                                | 04               | PLYWOOD 100    |                      |                      |      |          |       |       |                |                                   |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 08               | SHT VINYL 100  |                      |                      |      |          |       |       |                |                                   |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Ceiling                                                                                                                                      | 01               | FIN.SUSPD 100  |                      |                      |      |          |       |       |                |                                   |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100    |                      |                      |      |          |       |       |                |                                   |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100 |                      |                      |      |          |       |       |                |                                   |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Fixtures                                                                                                                                     | 2                | 100            |                      |                      |      |          |       |       |                |                                   |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Frame                                                                                                                                        | 02               | WOOD FRAME 100 |                      |                      |      |          |       |       |                |                                   |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Story Height                                                                                                                                 | 8                | 100            |                      |                      |      |          |       |       |                |                                   |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| RMS                                                                                                                                          | 3                | 100            |                      |                      |      |          |       |       |                |                                   |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Stories                                                                                                                                      | 0                | 0 100          |                      |                      |      |          |       |       |                |                                   |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Units                                                                                                                                        | 0                | 0 100          |                      |                      |      |          |       |       |                |                                   |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Occupancy                                                                                                                                    | 00               | OWNER OCC 100  |                      |                      |      |          |       |       |                |                                   |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Quality                                                                                                                                      |                  | 02             | Quality Level 02     |                      |      |          |       |       |                |                                   |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| DOR CODE                                                                                                                                     |                  | 1700           |                      |                      |      |          |       |       |                | OFFICE BUILDINGS                  |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| MAP NUM                                                                                                                                      |                  |                |                      |                      |      |          |       |       |                | MKT AREA                          |         |             |             |                |                 |                |            | 06                          |      |                             |       |        |    |        |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                             |                  | 6002.00        |                      |                      |      |          |       |       |                |                                   |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                    | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA         | SUBAREA MARKET VALUE |      |          |       |       |                |                                   |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| BAS                                                                                                                                          | 552              | 100            | 552                  | 15,786               |      |          |       |       |                |                                   |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| TOTALS                                                                                                                                       |                  | 552            | 552                  | 15,786               |      |          |       |       |                |                                   |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                |                      |                      |      |          |       |       |                | 551406 US HWY 1, HILLIARD         |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| 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          |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| 2                                                                                                                                            | 0511             | GARAGE CB-     | 0                    | 0                    | 56   | 20       |       |       | 1,120.00       | SF                                | 20.00   | 20.00       | 100         | 1987           | 1987            | 3              | 54.5       | 12,208                      |      |                             |       |        |    |        |  |  |  |  |  |  |
| 3                                                                                                                                            | 0812             | CONCRETE C     | 0                    | 0                    | 0    | 0        |       |       | 5,037.00       | SF                                | 1.00    | 1.00        | 100         | 1985           | 1985            | 3              | 49.5       | 2,493                       |      |                             |       |        |    |        |  |  |  |  |  |  |
| 6                                                                                                                                            | 1242             | WD DECK A      | 0                    | 0                    | 0    | 0        |       |       | 179.00         | SF                                | 10.00   | 10.00       | 100         | 2018           | 2018            | 3              | 86         | 1,539                       |      |                             |       |        |    |        |  |  |  |  |  |  |
| 7                                                                                                                                            | 0446             | BOX FNC 6'     | 0                    | 0                    | 0    | 0        |       |       | 80.00          | LF                                | 20.00   | 20.00       | 100         | 2019           | 2019            | 3              | 90         | 1,440                       |      |                             |       |        |    |        |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                |                      |                      |      |          |       |       |                | TOTAL OB/XF 17,680                |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| 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                                                                                                                                            | 001700           | C              | 1STORY OFF           | 0                    | 0004 | C-1      | 0.00  | 0.00  | 174,240.00     | SF                                |         | 1.00        | 1.00        | 0.50           | 2.00            | 1.00           | 174,240    |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| 2                                                                                                                                            | 009600           | C              | WASTELAND            | 0                    |      | C-1      | 0.00  | 0.00  | 4.89           | AC                                |         | 1.00        | 1.00        | 1.00           | 2,500.00        | 2,500.00       | 12,225     |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| REVIEW DATE 08/26/2020 BY KK Total Acres: 4.89 Total Land Value: 186,465 Market: 0 Agricultural: 0 Common: 186,465 PRINTED 08/02/2023 BY SYS |                  |                |                      |                      |      |          |       |       |                |                                   |         |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 0363/0414         | 6/01/1982 | WD        | Q   | I   |        | 38,000     |

GRANTOR:

GRANTEE:

| 0341/0545 | 7/01/1981 | MS | U | I |  | 35,000 |

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W46 S12 E46 N12\$.

VALUATION BY

| Tax Group: 3              | Tax Dist: |
|---------------------------|-----------|
| BUILDING MARKET VALUE     | 15,786    |
| TOTAL MARKET OB/XF VALUE  | 17,680    |
| TOTAL LAND VALUE - MARKET | 186,465   |
| TOTAL MARKET VALUE        | 219,931   |
| SOH/AGL Deduction         | 74,676    |
| ASSESSED VALUE            | 145,255   |
| TOTAL EXEMPTION VALUE     | 0         |
| BASE TAXABLE VALUE        | 145,255   |
| TOTAL JUST VALUE          | 219,931   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 132,050   |