

LOT 9
IN OR 536/971 & OR 1242/728
EX S-1

STOKES LORETTA J
26795 ROWE RD
HILLIARD, FL 32046

2023

28-3N-24-2020-0009-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2													
Exterior Wall	20	FACE BRICK 100	0900	01	2,785	90.7200	107.73	300,028	1979	1985	0	0	0	26.35	73.65	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 2713												
Roof Cover	03	COMP SHNGL 100														HX Base Yr												
Interior Wall	04	PLYWOOD 50																										
Interior Floor	05	DRYWALL 50																										
Interior Wall	14	CARPET 100																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2 100																										
Frame	02	WOOD FRAME 100																										
Stories		1. 1. 100																										
Units		0 100																										
BUD8 Adjustme	04	DIST 01 100																										
Occupancy	00	NONE 100																										
Quality			01	Quality Level 01																								
DOR CODE			5000 IMPROVED AG																									
MAP NUM			MKT AREA													09												
NEIGHBORHOOD/LOC			9001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,207	100	2,207	175,110																								
BAS	120	100	120	9,521																								
BAS	386	100	386	30,627																								
FOP	90	30	27	2,142																								
UOP	224	20	45	3,571																								
TOTALS			3,027	2,785	220,971																							
EXTRA FEATURES			26795 ROWE RD, 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												
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715													
2	0866	POOL FIBER	0 100	0	0	648.00	SF	72.00	72.00	100	1980	1980	3	20	9,331													
4	0811	CONCRETE B	0 100	0	0	528.00	SF	5.20	5.20	100	1980	1980	3	35	961													
6	0940	SHEDS/PORT	0 100	16	16	256.00	SF	30.00	30.00	100	1990	1990	3	20	1,536													
7	0510	GARAGE WD-	0 100	34	24	816.00	SF	35.00	35.00	100	1985	1985	3	20	5,712													
8	0820	WOOD WALK	0 100	0	0	637.00	SF	11.75	11.75	100	1995	1995	3	40	2,994													
9	0845	KOOL DECK	0 100	0	0	500.00	SF	7.25	7.25	100	1980	1980	3	35	1,269													
10	0752	USP	0 100	20	20	400.00	SF	15.00	15.00	100	2005	2005	3	44	2,640													
11	0803	ASPHALT C	0 100	0	0	3,204.00	SF	2.00	2.00	100	2005	2005	3	58	3,717													
TOTAL OB/XF 29,875																												
LAND DESCRIPTION																												
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000											
2	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000											
3	005500	A	TIMBER 2 SI	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	550.00	550.00	3,850											
4	009910	M	MKT. VAL. AG	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	133,000											
REVIEW DATE 01/14/2021 BY WWA Total Acres: 9.00 Total Land Value: 63,850 Market: 133,000 Agricultural: 3,850 Common: 60,000 PRINTED 08/02/2023 BY SYS																												

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