

LOWE TINA MARIE STOKES
36199 PECAN DRIVE
HILLIARD, FL 32046

2023

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										4																
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																											
Exterior Wall		25	MOD METAL 100		0820	02		792	81.0000	52.65	41,699	1971	1971	0	0	0	70.00	30.00	VALUATION BY					STANDARD																						
Roof Structur		01	FLAT 100		2 M/H 93- - 0% - 0														Heated Area: 792														HX Base Yr													
Roof Cover		01	MINIMUM 100		12 66 66 12 BAS 2007														BUILDING MARKET VALUE														88,099													
Interior Wall		04	PLYWOOD 100																TOTAL MARKET OB/XF VALUE														4,775													
Interior Floo		08	SHT VINYL 100																TOTAL LAND VALUE - MARKET														389,000													
Air Condition		01	NONE 100																TOTAL MARKET VALUE														228,449													
Heating Type		02	CONVECTION 100																SOH/AGL Deduction														124,986													
Bedrooms			2 100																ASSESSED VALUE														103,463													
Bathrooms			1 100																TOTAL EXEMPTION VALUE														HX HB WX DX 35,000													
Frame		02	WOOD FRAME 100																BASE TAXABLE VALUE														68,463													
Stories		1.	1. 100																TOTAL JUST VALUE														481,874													
Units			0 100																NCON VALUE														0													
					INCOME VALUE																																									
					PREVIOUS YEAR MKT VALUE														154,990																											
Quality		03	Quality Level 03																																											
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		792		100		792		12,510																																						
TOTALS		792		792		12,510																																								
EXTRA FEATURES		36199 PECAN DR, HILLIARD																																												
BLD DATE		02/11/2015																																												
XF DATE		KK																																												
INC DATE		LGL DATE																																												
		LAND DATE																																												
		AG DATE																																												
06/16/2023		MLU																																												
BUILDING NOTES																																														
BUILDING DIMENSIONS		BAS=[YR=2007] W66 S12 E66 N12\$.																																												
LAND DESCRIPTION		TOTAL OB/XF 4,775																																												
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	005000	C	RURAL HOME		100	0005	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		0	0005		0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000																												
3	005501	A	TIMB2-2 SI		0	0005		0.00	0.00	10.00	AC		1.00	1.00	1.00	540.00	540.00	5,400																												
4	005901	A	HARDWOOD SI		0			0.00	0.00	23.00	AC		1.00	1.00	1.00	225.00	225.00	5,175																												
5	009910	M	MKT.VAL.AG		0			0.00	0.00	33.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	264,000																												
REVIEW DATE		01/06/2023		BY		WWA		Total Acres: 39.00		Total Land Value: 135,575		Market: 264,000		Agricultural: 10,575		Common: 125,000		PRINTED 08/02/2023 BY SYS																												

LOWE TINA MARIE STOKES
36199 PECAN DRIVE
HILLIARD, FL 32046

2023

[illegible]

LOWE TINA MARIE STOKES
36199 PECAN DRIVE
HILLIARD, FL 32046

34-3N-24-0000-0002-0000

[illegible]

LOWE TINA MARIE STOKES
36199 PECAN DRIVE
HILLIARD, FL 32046

2023

[illegible]

LOWE TINA MARIE STOKES
36199 PECAN DRIVE
HILLIARD, FL 32046

34-3N-24-0000-0002-0000

[illegible]