

LOT 9
IN OR 2696/1021
EX S-1

STOKES LORETTA J L/E/
26795 ROWE RD
HILLIARD, FL 32046

2024

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	113.40	315,819	1979	1985	0	0	0	26.90	73.10	VALUATION SUMMARY									
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 Wall	05	DRYWALL 50																							
Interior Floor	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			5000IMPROVED 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	182,950																					
BAS	120	100	120	9,947																					
BAS	386	100	386	31,997																					
FOP	90	30	27	2,238																					
UOP	224	20	45	3,730																					
TOTALS			3,027	2,785	230,864																				
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	46.5	1,628									
2	0866	POOL FIBER	0	100	0	0	648.00	SF	72.00	72.00	100	1980	1980	3	20	9,331									
3	0811	CONCRETE B	0	100	0	0	528.00	SF	5.20	5.20	100	1980	1980	3	32.5	892									
4	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	1990	1990	3	20	1,536									
5	0510	GARAGE WD-	0	100	34	24	816.00	SF	35.00	35.00	100	1985	1985	3	20	5,712									
6	0820	WOOD WALK	0	100	0	0	637.00	SF	11.75	11.75	100	1995	1995	3	40	2,994									
7	0845	KOOL DECK	0	100	0	0	500.00	SF	7.25	7.25	100	1980	1980	3	32.5	1,178									
8	0752	USP	0	100	20	20	400.00	SF	15.00	15.00	100	2005	2005	3	40	2,400									
9	0803	ASPHALT C	0	100	0	0	3,204.00	SF	2.00	2.00	100	2005	2005	3	56	3,588									
TOTAL OB/XF 29,259																									
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								
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		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	555.00	555.00	3,885								
4	009910	M	MKT. VAL. AG	0		OR	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: 63,885 Market: 133,000 Agricultural: 3,885 Common: 60,000 PRINTED 08/06/2024 BY SYS																									

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 277,734

TOTAL MARKET OB/XF VALUE 29,259

TOTAL LAND VALUE - MARKET 193,000

TOTAL MARKET VALUE 370,878

SOH/AGL Deduction 189,330

ASSESSED VALUE 181,548

TOTAL EXEMPTION VALUE HX HB WX 55,000

BASE TAXABLE VALUE 126,548

TOTAL JUST VALUE 499,993

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 489,579

PERMIT NUM DESCRIPTION AMT ISSUED

MH5344 CO ISSUED 0 06/01/2011

P14769 NEW CONSTR 0 05/01/2011

MH5344 MH MOVE-ON 0 05/01/2011

E23415 NEW CONSTR 0 04/01/2011

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2696/1021 2/12/2024 LE U I 11 100

GRANTOR: STOKES LORETTA J

GRANTEE: STOKES ROY CLINTON

1242/0728 6/30/2004 QC U V 06 100

GRANTOR: STOKES RAYMIE S

GRANTEE: STOKES ROY L & LORE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=2011] N4 W28 S8 E28 N4\$ S4 W28 N4 W23 S25 BAS=[YR=2011] S22 E11 BAS=[YR=2011] E12 N10 W12S10\$ N10 E12 N12 W23 \$ E23 S18 E13 FOP=[YR=1993] E15 N6 W15 S6\$ N6 E15 S8 E14 N45\$.

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