PT OF LOT 62
IN OR 2466/1356
CORNWALL SURVEY

STOKES PATRICK D
PO BOX 1674
HILLIARD, FL 32046

2024

30-3N-24-2020-0062-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

25129 BLUE JAY WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,031
TOTAL LAND VALUE - MARKET	88,000
TOTAL MARKET VALUE	4,956
SOH/AGL Deduction	2,028
ASSESSED VALUE	2,928
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,928
TOTAL JUST VALUE	91,031
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22592	ELEC OTHER	0	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2466/1356	5/26/2021	WD	U	V	11	100
GRANTOR: STOKES HERBERT A JR &						
GRANTEE: STOKES PATRICK D						
1427/0650	7/12/2006	WD	U	V	01	100
GRANTOR: STOKES HERBERT A JR &						
GRANTEE: STOKES HERBERT A JR						

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	0940	SHEDS/PORT	0	0	20	12	240.00	SF	22.50	22.50	100	2011	2011	3	50	2,700	
2	0812	CONCRETE C	0	0	0	0	90.00	SF	4.00	4.00	100	2011	2011	3	92	331	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 3,031

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	005010	A	SVCE ACRGE	0		OR	0.00	0.00	0.52	AC		1.00	1.00	1.00	500.00	500.00	260							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	555.00	555.00	1,665							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	3.52	AC		1.00	1.00	1.00	25,000.00	25,000.00	88,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.52 Total Land Value: 1,925 Market: 88,000 Agricultural: 1,925 Common: 0 PRINTED 08/06/2024 BY SYS