PT OF LOTS 33 & 34
CORNWALL SURVEY S/D OF
SEC 16-3N-24E PBK O/31

STOKES ROY CLINTON
PO BOX 780
HILLIARD, FL 32046

2025

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
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		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02

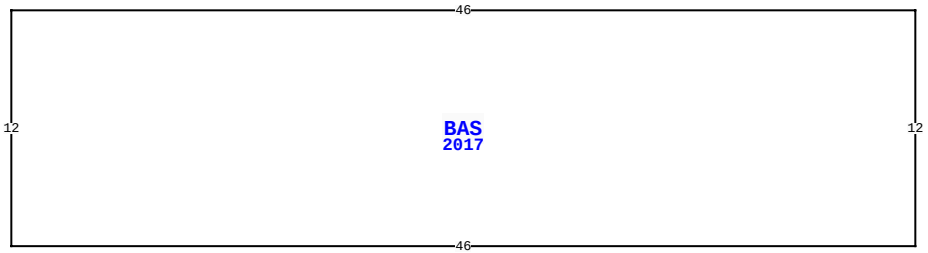
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100	2017	552	13,660
TOTALS	552			552	13,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	552	72.2925	58.92	32,524	1999	1999	0	0	0	58.00	42.00

2 MH OFFICE – 0% - 2025 Heated Area: 552 HX Base Yr



551406 US HWY 1, HILLIARD

BLD DATE	08/26/2020	KK	LGL DATE	
XF DATE	08/26/2020	KK	LAND DATE	04/29/2025 DC
INC DATE			AG DATE	

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	0511	GARAGE CB-	0	0	56	20	1,120.00	SF	20.00	20.00	100	1987	1987	3	49.5	11,088	
2	0812	CONCRETE C	0	0	0	0	5,037.00	SF	1.00	1.00	100	1985	1985	3	44	2,216	
3	1242	WD DECK A	0	0	0	0	179.00	SF	10.00	10.00	100	2018	2018	3	78	1,396	
4	0446	BOX FNC 6'	0	0	0	0	80.00	LF	20.00	20.00	100	2019	2019	3	82	1,312	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	13,660
TOTAL MARKET OB/XF VALUE	16,012
TOTAL LAND VALUE - MARKET	230,025
TOTAL MARKET VALUE	259,697
SOH/AGL Deduction	0
ASSESSED VALUE	259,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,697
TOTAL JUST VALUE	259,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190168	DEMOLITION	0	05/30/2019
20170200	NEW CONSTR	0	11/09/2017
2010001	SIGN	100	01/16/2010
9302029	REPAIR/RRF	1,500	02/18/1993
87-841	N/A	20,000	11/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/28	1/23/2024	QC	U	I	11	100
GRANTOR: STOKES LORETTA J						
GRANTEE: STOKES ROY CLINTON						
0363/0414	6/01/1982	WD	Q	I		38,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 16,012

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	001700	C	1STORY OFF	0	0004	C-1	- 0.00	0.00	174,240.00	SF		1.00	1.00	0.50	2.50	1.25	217,800							
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: 230,025 Market: 0 Agricultural: 0 Common: 230,025 PRINTED 07/30/2025 BY SYS