LOT 9
IN OR 2696/1021
EX S-1

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

2025

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

BUILDING CHARACTERISTICS

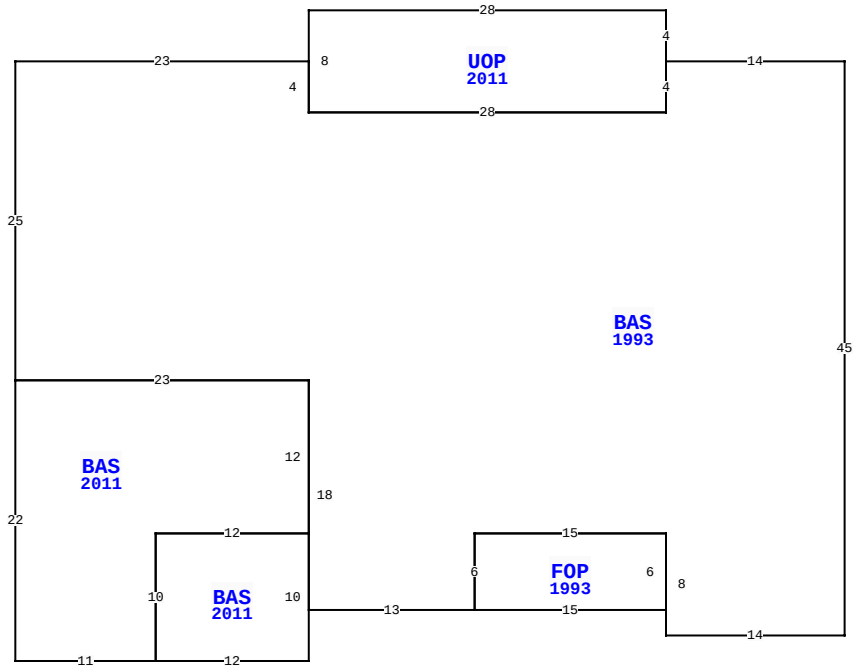
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,207	100	1993	2,207	191,741
BAS	120	100	2011	120	10,425
BAS	386	100	2011	386	33,536
FOP	90	30	1993	27	2,346
UOP	224	20	2011	45	3,910
TOTALS	3,027			2,785	241,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,785	90.7200	119.75	333,504	1979	1985	0	0	0	27.45	72.55

1 SNGL FAM – 100% - 0 Heated Area: 2713 HX Base Yr



26795 ROWE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,661
TOTAL MARKET OB/XF VALUE		28,645
TOTAL LAND VALUE - MARKET		226,500
TOTAL MARKET VALUE		414,981
SOH/AGL Deduction		228,491
ASSESSED VALUE		186,490
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		130,768
TOTAL JUST VALUE		547,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,993

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	Q	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$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
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	30	824	
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	30	1,088	
8	0752	USP	0	100	20	20	400.00	SF	15.00	15.00	100	2005	2005	3	36	2,160	
9	0803	ASPHALT C	0	100	0	0	3,204.00	SF	2.00	2.00	100	2005	2005	3	54	3,460	

LAND DESCRIPTION

TOTAL OB/XF 28,645

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	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	525.00	525.00	3,675							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	136,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 9.00 Total Land Value: 93,675 Market: 136,500 Agricultural: 3,675 Common: 90,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

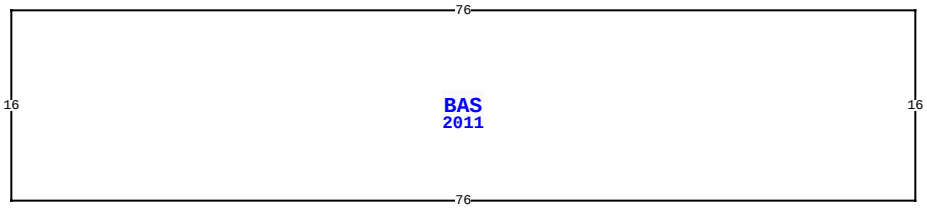
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2011	1,216	50,704
TOTALS	1,216			1,216	50,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	116.8000	99.28	120,724	1999	1999	0	0	0	58.00	42.00

2 M/H 94+ – 100% - 0 Heated Area: 1216 HX Base Yr



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1242/0728	6/30/2004	QC	Q	V	06	100
GRANTOR: STOKES RAYMIE S						
GRANTEE: STOKES ROY L & LORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W76 S16 E76 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2021 BY WWA Total Acres: 9.00 Total Land Value: 93,675 Market: 136,500 Agricultural: 3,675 Common: 90,000 PRINTED 07/30/2025 BY SYS