



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	08	SHT VINYL 100	
Air Condition	01	NONE 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 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
BAS	792	100	2007
TOTALS	792		792

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0820	02	792	81.0000	64.80	51,322	1971	1971	0	0	70.00	30.00														
2 M/H 93- - 0% - 0																									
Heated Area: 792																									
HX Base Yr																									
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 66 66 12 12 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2007 </div> </div>																									
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/21/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>01/28/2025</td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE	05/21/2025	INC DATE		AG DATE	01/28/2025
BLD DATE		LGL DATE																							
XF DATE		LAND DATE	05/21/2025																						
INC DATE		AG DATE	01/28/2025																						

NASSAU COUNTY PROPERTY		PAGE 1 of 5	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		108,430	
TOTAL MARKET OB/XF VALUE		4,705	
TOTAL LAND VALUE - MARKET		423,000	
TOTAL MARKET VALUE		265,960	
SOH/AGL Deduction		101,930	
ASSESSED VALUE		164,030	
TOTAL EXEMPTION VALUE		60,722	
BASE TAXABLE VALUE		103,308	
TOTAL JUST VALUE		536,135	
INCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		488,604	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008665	CO ISSUED	0	10/02/2017
B1633499	GARAGE	0	12/01/2016
E19225	ELEC OTHER	0	05/01/2007
MH4932	MH MOVE-ON	0	05/01/2007
P12351	OTHER	0	05/01/2007
P037266	MH MOVE-ON	0	10/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0446/0560	2/01/1985	PR U		I		100

EXTRA FEATURES														
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
1	0681	POLE SHED	0	100	24	56			15.00	100	1975	1975	3	20
2	0751	UOP	0	0	8	8			10.00	100	2002	2002	3	29
3	0752	USP	0	0	16	7			15.00	100	2002	2002	3	29
TOTALS														

TOTAL OB/XF													
4,705													
36199 PECAN DR, HILLIARD													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2007] W66 S12 E66 N12\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100	0005	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	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							
3	005501	A	TIMBER 2 P S	0	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	515.00	515.00	5,150							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	23.00	AC		1.00	1.00	1.00	225.00	225.00	5,175							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	33.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	280,500							

S1/2 OF E1/2 OF NW1/4
 PARCELS 2 & 2-2 IN OR 446/560
 1988 WEST SW/MH & 1983 SPRI SW

LOWE TINA MARIE STOKES
 36199 PECAN DRIVE
 HILLIARD, FL 32046

2025

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



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 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
BAS	924	100	2007
UOP	80	25	2007
USP	256	50	2007
TOTALS	1,260		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,072	97.2000	77.76	83,359	1988	1988	0	0	70.00	30.00
3 M/H 93- - 0% - 0 Heated Area: 924 HX Base Yr											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	05/21/2025	MLU							
INC DATE		AG DATE	01/28/2025	KBA							

NASSAU COUNTY PROPERTY		PAGE 2 of 5	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			108,430
TOTAL MARKET OB/XF VALUE			4,705
TOTAL LAND VALUE - MARKET			423,000
TOTAL MARKET VALUE			265,960
SOH/AGL Deduction			101,930
ASSESSED VALUE			164,030
TOTAL EXEMPTION VALUE	HX HB WX DX		60,722
BASE TAXABLE VALUE			103,308
TOTAL JUST VALUE			536,135
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			488,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023803	MH MOVE-ON	0	04/01/2002
MH982096	MH MOVE-ON	0	02/01/1998
MHU95830	MH MOVE-ON	0	03/03/1995
7447	MH MOVE-ON	23,000	08/16/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0446/0560	2/01/1985	PR U	I			100

BUILDING NOTES	
GRANTOR:	
GRANTEE:	

BUILDING DIMENSIONS	
BAS=[YR=2007] W39 USP=[YR=2007] N16 UOP=[YR=2007] N5 W16 S5 E16\$ W16 S16 E16\$ W27 S14 E66 N14\$.	

EXTRA FEATURES																
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

LAND DESCRIPTION												TOTAL OB/XF												
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

S1/2 OF E1/2 OF NW1/4
 PARCELS 2 & 2-2 IN OR 446/560
 1988 WEST SW/MH & 1983 SPRI SW

LOWE TINA MARIE STOKES
 36199 PECAN DRIVE
 HILLIARD, FL 32046

2025

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



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	02	SHED	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	14	CARPET	90
Interior Floor	13	LVT/LAMNT	10
Air Condition	01	NONE	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	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
BAS	924	100	2011
USP	192	50	2011
TOTALS	1,116		
		1,020	25,166

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,020	102.8000	82.24	83,885	1983	1983	0	0	70.00	30.00
4 M/H 93- - 100% - 0 Heated Area: 924 HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/21/2025 MLU 01/28/2025 KBA											

NASSAU COUNTY PROPERTY		PAGE 3 of 5	4
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TOTAL JUST VALUE			536,135
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			488,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0446/0560	2/01/1985	PR U	I			100
GRANTOR:						
GRANTEE:						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2011] W66 S14 E38 USP=[YR=2011] S12 E16 N12 W16\$ E28 N14\$.											

EXTRA FEATURES																
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
36199 PECAN DR, HILLIARD																
TOTAL OB/XF 0																

LAND DESCRIPTION												TOTAL OB/XF												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

