PT LOT 5 IN OR 2693/358
QUINCE HERRING ESTATE R/P UNR

ROSS GARY HOWARD & TINA MARIE
58240 COOPERS NECK RD
HILLIARD, FL 32046

2025

35-4N-25-4220-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

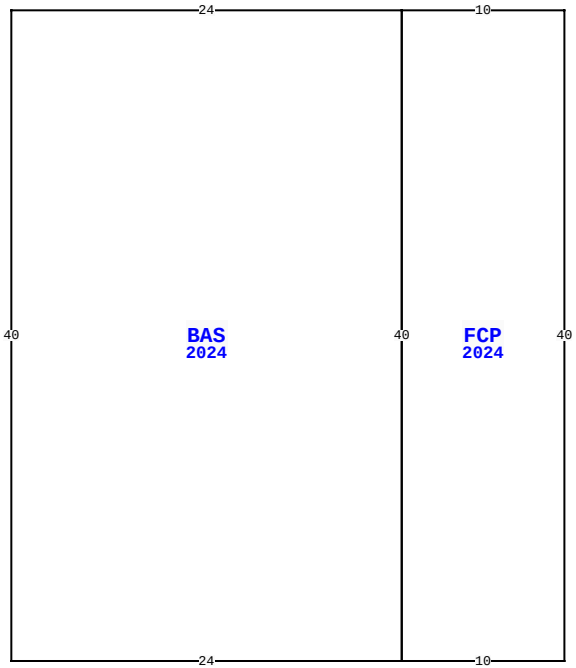
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2024	960	21,432
FCP	400	25	2024	100	2,232
TOTALS	1,360			1,060	23,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,060	60.9500	22.55	23,903	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 2024 Heated Area: 960 HX Base Yr



58240 COOPERS NECK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,664
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	155,025
TOTAL MARKET VALUE	190,689
SOH/AGL Deduction	0
ASSESSED VALUE	190,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,689
TOTAL JUST VALUE	190,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003192	REPLACEMENT NSFR	425,680	03/28/2025
B240003971	3260T 2262H	425,680	04/08/2024
B2308826	GARAGE _ 24X35	79,111	07/11/2023
MH165755	CO ISSUED	0	01/19/2017
MH165755	MH MOVE-ON	0	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/358	2/06/2024	QC	U	I	11	100
GRANTOR: ROSS GARY H						
GRANTEE: ROSS GARY HOWARD &						
1953/1352	12/19/2014	WD	Q	V	01	49,000
GRANTOR: MELTON JOSEPH JR ETAL						
GRANTEE: ROSS GARY H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E24 S40 W24 N40 $
FCP=[YR=2024;ORIG=74,10] E10 S40 W10 N40 $
.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2016	2016	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2016	2016	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000100	C	RES	0		OR	0.00	0.00	7.95	AC		1.00	1.00	1.00	19,500.00	19,500.00	155,025							

REVIEW DATE 07/01/2025 BY TW Total Acres: 7.95 Total Land Value: 155,025 Market: 0 Agricultural: 0 Common: 155,025 PRINTED 07/30/2025 BY SYS