

LOT 9  
IN OR 2696/1021  
EX S-1

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

2026

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



| BUILDING CHARACTERISTICS                                                                                                                             |                  |                |                      |                  |                      | MARKET ADJUSTMENTS      |                |                |                |           |         |             |        |         |                 | NASSAU COUNTY PROPERTY |            |                             |      |         |      |     |    |        |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------|------------------|----------------------|-------------------------|----------------|----------------|----------------|-----------|---------|-------------|--------|---------|-----------------|------------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|
| ELEMENT                                                                                                                                              | CD               | CONSTRUCTION   | TYPE                 | MDL              | EFF. AREA            | TOT ADJ PTS             | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB       | ECON    | FNCT        | NORM   | % COND  | PAGE 1 of 2     |                        |            |                             |      |         |      |     |    |        |  |  |
| Exterior Wall                                                                                                                                        | 20               | FACE BRICK 100 | 0900                 | 01               | 2,785                | 90.7200                 | 126.10         | 351,188        | 1979           | 1985      | 0       | 0           | 0      | 28.00   | 72.00           | VALUATION BY           |            |                             |      |         |      |     |    |        |  |  |
| Roof Structur                                                                                                                                        | 03               | GABLE/HIP 100  | 1 SNGL FAM 100% - 0  |                  |                      |                         |                |                |                |           |         |             |        |         |                 | Heated Area: 2713      |            |                             |      |         |      |     |    |        |  |  |
| Roof Cover                                                                                                                                           | 03               | COMP SHNGL 100 |                      |                  |                      |                         |                |                |                |           |         |             |        |         |                 | HX Base Yr             |            |                             |      |         |      |     |    |        |  |  |
| 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                                                                                                                                              |                  |                |                      |                  |                      |                         |                |                |                |           |         |             |        |         | 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            | 200,378              |                         |                |                |                |           |         |             |        |         |                 |                        |            |                             |      |         |      |     |    |        |  |  |
| BAS                                                                                                                                                  | 120              | 100            | 2011                 | 120              | 10,895               |                         |                |                |                |           |         |             |        |         |                 |                        |            |                             |      |         |      |     |    |        |  |  |
| BAS                                                                                                                                                  | 386              | 100            | 2011                 | 386              | 35,046               |                         |                |                |                |           |         |             |        |         |                 |                        |            |                             |      |         |      |     |    |        |  |  |
| FOP                                                                                                                                                  | 90               | 30             | 1993                 | 27               | 2,452                |                         |                |                |                |           |         |             |        |         |                 |                        |            |                             |      |         |      |     |    |        |  |  |
| UOP                                                                                                                                                  | 224              | 20             | 2011                 | 45               | 4,086                |                         |                |                |                |           |         |             |        |         |                 |                        |            |                             |      |         |      |     |    |        |  |  |
| TOTALS                                                                                                                                               |                  |                | 3,027                |                  | 2,785                | 252,855                 |                |                |                |           |         |             |        |         |                 |                        |            |                             |      |         |      |     |    |        |  |  |
| EXTRA FEATURES                                                                                                                                       |                  |                |                      |                  |                      | 26795 ROWE RD, HILLIARD |                |                |                |           |         |             |        |         |                 |                        |            |                             |      |         |      |     |    |        |  |  |
| 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                  |            |                             |      |         |      |     |    |        |  |  |
| 1                                                                                                                                                    | 0500             | FP-PRE FAB     | 0 100                | 0                | 0                    | 1.00                    | UT             | 3,500.00       | 3,500.00       | 100       | 1980    | 1980        | 3      | 42      | 1,470           |                        |            |                             |      |         |      |     |    |        |  |  |
| 2                                                                                                                                                    | 0860             | POOL/SPA       | 0 100                | 0                | 0                    | 1.00                    | UT             | 40,000.00      | 40,000.00      | 100       | 1980    | 1980        | 03     | 85      | 34,000          |                        |            |                             |      |         |      |     |    |        |  |  |
| 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           |                        |            |                             |      |         |      |     |    |        |  |  |
| 8                                                                                                                                                    | 0752             | USP            | 0 100                | 20               | 20                   | 400.00                  | SF             | 15.00          | 15.00          | 100       | 2005    | 2005        | 3      | 32      | 1,920           |                        |            |                             |      |         |      |     |    |        |  |  |
| TOTAL OB/XF 47,632                                                                                                                                   |                  |                |                      |                  |                      |                         |                |                |                |           |         |             |        |         |                 |                        |            |                             |      |         |      |     |    |        |  |  |
| LAND DESCRIPTION                                                                                                                                     |                  |                |                      |                  |                      |                         |                |                |                |           |         |             |        |         |                 |                        |            |                             |      |         |      |     |    |        |  |  |
| 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              | 0006                 | OR                      | 0.00           | 0.00           | 1.00           | AC        |         | 1.00        | 1.00   | 1.00    | 19,000.00       | 19,000.00              | 19,000     |                             |      |         |      |     |    |        |  |  |
| 2                                                                                                                                                    | 005000           | C              | AGRICULTURAL         | 100              | 0006                 | OR                      | 0.00           | 0.00           | 1.00           | AC        |         | 1.00        | 1.00   | 1.00    | 19,000.00       | 19,000.00              | 19,000     |                             |      |         |      |     |    |        |  |  |
| 3                                                                                                                                                    | 005500           | A              | TIMBER 2 N S         | 0                |                      | OR                      | 0.00           | 0.00           | 7.00           | AC        |         | 1.00        | 1.00   | 1.00    | 530.00          | 530.00                 | 3,710      |                             |      |         |      |     |    |        |  |  |
| 4                                                                                                                                                    | 009910           | M              | MARKET VALUE         | 0                |                      | OR                      | 0.00           | 0.00           | 7.00           | AC        |         | 1.00        | 1.00   | 1.00    | 21,000.00       | 21,000.00              | 147,000    |                             |      |         |      |     |    |        |  |  |
| REVIEW DATE 01/01/2023 BY CD Total Acres: 9.00 Total Land Value: 41,710 Market: 147,000 Agricultural: 3,710 Common: 38,000 PRINTED 07/09/2026 BY SYS |                  |                |                      |                  |                      |                         |                |                |                |           |         |             |        |         |                 |                        |            |                             |      |         |      |     |    |        |  |  |

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