PT OF LOT 62
IN OR 2466/1356
CORNWALL SURVEY

STOKES PATRICK D
26233 S FORTY DR
HILLIARD, FL 32046

2026

30-3N-24-2020-0062-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

25129 BLUE JAY WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	02/10/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,160
TOTAL LAND VALUE - MARKET	98,560
TOTAL MARKET VALUE	31,496
SOH/AGL Deduction	0
ASSESSED VALUE	31,496
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,496
TOTAL JUST VALUE	100,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22592	ELEC OTHER	0	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2466/1356	5/26/2021	WD	U	V	11	100
GRANTOR: STOKES HERBERT A JR &						
GRANTEE: STOKES PATRICK D						
1427/0650	7/12/2006	WD	Q	V	01	100
GRANTOR: STOKES HERBERT A JR &						
GRANTEE: STOKES HERBERT A JR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0940	SHEDS/PORT	0	0	20	12	240.00	SF	22.50	22.50	100	2011	2011	3	40	2,160	

LAND DESCRIPTION

TOTAL OB/XF 2,160

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	28,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	2.52	AC		1.00	1.00	1.00	530.00	530.00	1,336							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.52	AC		1.00	1.00	1.00	28,000.00	28,000.00	70,560							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.52 Total Land Value: 29,336 Market: 70,560 Agricultural: 1,336 Common: 28,000 PRINTED 07/09/2026 BY SYS