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

2026

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

BUILDING CHARACTERISTICS

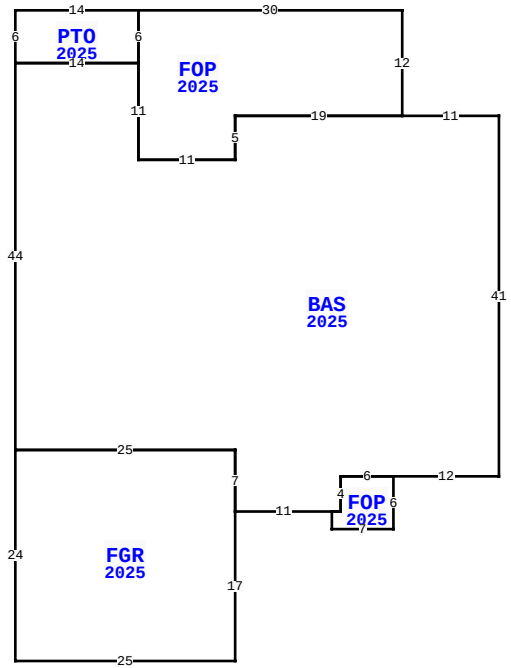
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
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	2,257	100	2025	2,257	355,139
FGR	600	55	2025	330	51,926
FOP	38	30	2025	11	1,731
FOP	415	30	2025	124	19,511
PTO	84	5	2025	4	629
TOTALS	3,394			2,726	428,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,726	113.1984	157.35	428,936	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 2257 HX Base Yr 2026



58240 COOPERS NECK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		453,628
TOTAL MARKET OB/XF VALUE		14,000
TOTAL LAND VALUE - MARKET		198,750
TOTAL MARKET VALUE		666,378
SOH/AGL Deduction		159,143
ASSESSED VALUE		507,235
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		455,824
TOTAL JUST VALUE		666,378
NCON VALUE		430,936
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,689

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=2025;ORIG=10,10] E14 S11 E11 N5 E19 E11 S41 W12 W6 S4 W1 W11 N7 W25 N44 $
FGR=[YR=2025;ORIG=35,54] W25 S24 E25 N17 N7 $
FOP=[YR=2025;ORIG=24,10] S11 E11 N5 E19 N12 W30 S6 $
PTO=[YR=2025;ORIG=24,10] W14 N6 E14 S6 $
FOP=[YR=2025;ORIG=47,57] E6 S6 W7 N2 E1 N4 $
.

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	100	0	0	1.00	UT	6,000.00	6,000.00	100	2016	2016	3	100	6,000	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2016	2016	3	100	6,000	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025	03	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 14,000

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	100		OR	0.00	0.00	7.95	AC		1.00	1.00	1.00	25,000.00	25,000.00	198,750							

REVIEW DATE 07/01/2025 BY TW Total Acres: 7.95 Total Land Value: 198,750 Market: 0 Agricultural: 0 Common: 198,750 PRINTED 07/09/2026 BY SYS

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

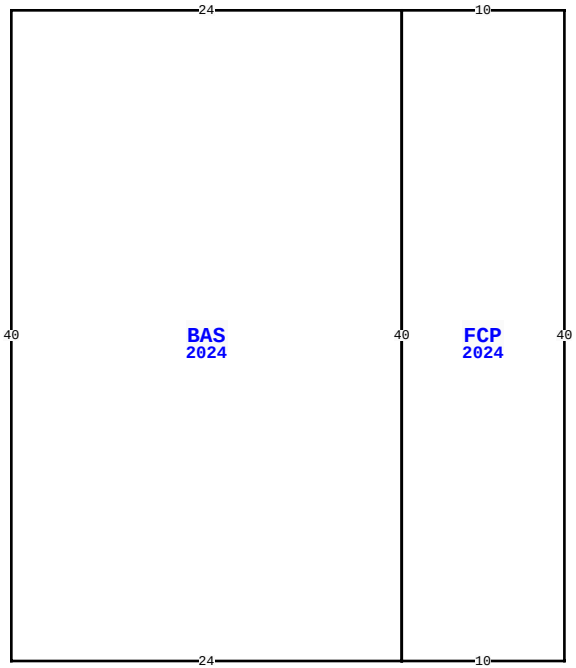
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	22,363
FCP	400	25	2024	100	2,329
TOTALS	1,360			1,060	24,692

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	23.77	25,196	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2026 Heated Area: 960 HX Base Yr 2026



58240 COOPERS NECK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		453,628
TOTAL MARKET OB/XF VALUE		14,000
TOTAL LAND VALUE - MARKET		198,750
TOTAL MARKET VALUE		666,378
SOH/AGL Deduction		159,143
ASSESSED VALUE		507,235
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		455,824
TOTAL JUST VALUE		666,378
NCON VALUE		430,936
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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 07/01/2025 BY TW Total Acres: 7.95 Total Land Value: 198,750 Market: 0 Agricultural: 0 Common: 198,750 PRINTED 07/09/2026 BY SYS