IN OR 1494/387
EX R/W OR 247/172

ROWE CRAIG W JR
24966 CR 121
HILLIARD, FL 32046

2023

03-2N-23-0000-0007-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

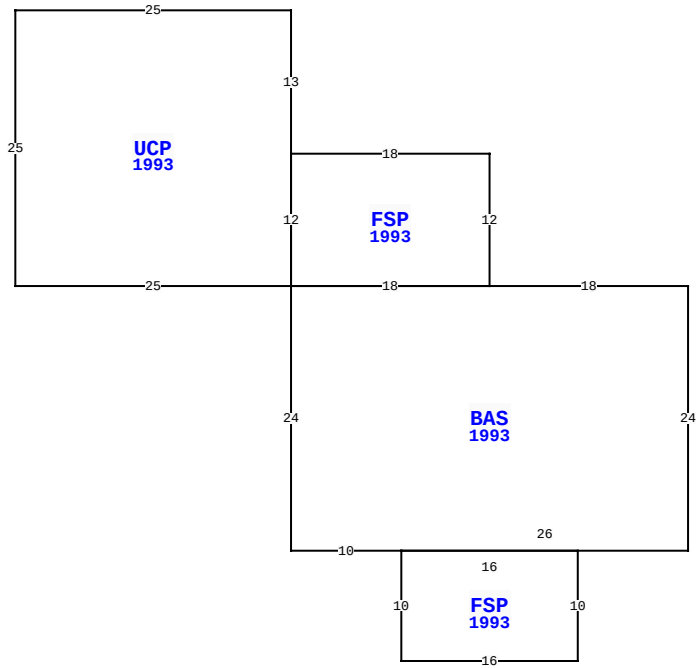
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	39,425
FSP	160	40	64	2,921
FSP	216	40	86	3,924
UCP	625	20	125	5,704
TOTALS	1,865		1,139	51,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,139	101.1240	91.26	103,945	1977	1982	0	0	50	17.25	50.00

1 SINGLE FAM – 100% - 2008 Heated Area: 864 HX Base Yr 2008



24966 CR 121, HILLIARD

BLD DATE	12/11/2007	JH	LGL DATE		
XF DATE			LAND DATE	06/13/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		51,972
TOTAL MARKET OB/XF VALUE		724
TOTAL LAND VALUE - MARKET		62,400
TOTAL MARKET VALUE		115,096
SOH/AGL Deduction		53,084
ASSESSED VALUE		62,012
TOTAL EXEMPTION VALUE	HX HB	37,012
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		115,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000957	REPAIR/RRF	6,496	01/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/0387	4/23/2007	WD	Q	I		105,000
GRANTOR: SIKES CLEVELAND C						
GRANTEE: ROWE CRAIG W JR						
0881/0954	5/04/1999	WD	U	I	01	100
GRANTOR: DURHAM BRENDA SIKES						
GRANTEE: SIKES CLEVELAND C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FSP=[YR=1993] N12 W18 UCP=[YR=1993] N13 W25 S25 E25 N12$ S12 E18$ W18 S24 E10 FSP=[YR=1993] S10 E16 N10 W16$ E26 N24$.

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	100	10	10	100.00	SF	20.10	20.10	100	1980	1980	3	20	402	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	20.10	20.10	100	1980	1980	3	20	322	

LAND DESCRIPTION

TOTAL OB/XF 724

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	62,400							

REVIEW DATE 06/05/2019 BY TWMB Total Acres: 2.08 Total Land Value: 62,400 Market: 0 Agricultural: 0 Common: 62,400 PRINTED 08/02/2023 BY SYS