PT OF FRAC SEC 21-2N-23E
IN OR 139/272 & PT OR 678/206
(EX OR 1229/1285 &

ROWE FAYE C REVOCABLE TRUST/ROWE FAYE C TRUSTEE
22136 COUNTY ROAD 121
HILLIARD, FL 32046

2023

21-2N-23-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

OFF CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	478,800
TOTAL MARKET VALUE	2,675
SOH/AGL Deduction	0
ASSESSED VALUE	2,675
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,675
TOTAL JUST VALUE	478,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6775	XFOB	9,216	10/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0678/0206	4/02/1993	QC	U	V	01	100
GRANTOR: ROWE HERBERT R & FAYE						
GRANTEE: ROWE HERBERT R & FA						
0139/0272	1/01/1973	WD	U	V	01	7,000
GRANTOR: ROWE WINNIE (WIDOW)						
GRANTEE: ROWE HERBERT R & FA						

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

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
1	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	175.00	175.00	1,750							
2	005930	A	TIMB SWAMP	0			0.00	0.00	18.50	AC		1.00	1.00	1.00	50.00	50.00	925							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	28.50	AC		1.00	1.00	1.20	14,000.00	16,800.00	478,800							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 28.50 Total Land Value: 2,675 Market: 478,800 Agricultural: 2,675 Common: 0 PRINTED 08/02/2023 BY SYS