

IN DB 258 PG 573 (PAR 3)  
SE OF NW1/4 (PAR 3-1)  
IN OR 2263/1476

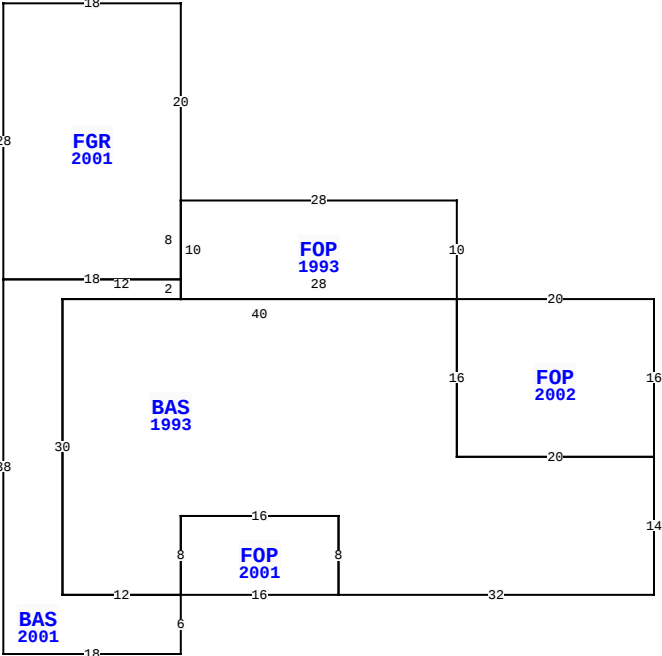
ROWE FAYE CONNER L/E/  
22136 COUNTY ROAD 121  
HILLIARD, FL 32046

2023

22-2N-23-0000-0003-0000



| BUILDING CHARACTERISTICS |                  |             |                  |                      |
|--------------------------|------------------|-------------|------------------|----------------------|
| ELEMENT                  |                  | CD          | CONSTRUCTION     |                      |
| Exterior Wall            |                  | 05          | AVERAGE 80       |                      |
| Exterior Wall            |                  | 19          | COMMON BRK 20    |                      |
| Roof Structure           |                  | 03          | GABLE/HIP 100    |                      |
| Roof Cover               |                  | 12          | MODULAR MT 100   |                      |
| Interior Wall            |                  | 05          | DRYWALL 80       |                      |
| Interior Wall            |                  | 04          | PLYWOOD 20       |                      |
| Interior Floor           |                  | 09          | PINE WOOD 50     |                      |
| Interior Floor           |                  | 14          | CARPET 50        |                      |
| 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            |                  | 06          | DIST 1D 100      |                      |
| Occupancy                |                  | 00          | NONE 100         |                      |
| Quality                  |                  | 03          | Quality Level 03 |                      |
| DOR CODE                 |                  | 6000        | PASTURELAND 1    |                      |
| MAP NUM                  |                  |             | MKT AREA         | 09                   |
| NEIGHBORHOOD/LOC         |                  | 9001.00     |                  |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA     | SUBAREA MARKET VALUE |
| BAS                      | 1,352            | 100         | 1,352            | 104,636              |
| BAS                      | 324              | 100         | 324              | 25,075               |
| FGR                      | 504              | 55          | 277              | 21,438               |
| FOP                      | 280              | 30          | 84               | 6,501                |
| FOP                      | 128              | 30          | 38               | 2,941                |
| FOP                      | 320              | 30          | 96               | 7,430                |
| TOTALS                   | 2,908            |             | 2,171            | 168,022              |

| MARKET ADJUSTMENTS                                                                 |     |           |             |                |                |      |      |      |      |   |       |        |
|------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE                                                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0100                                                                               | 01  | 2,171     | 105.7420    | 95.43          | 207,179        | 1962 | 1985 | 0    | 0    | 0 | 18.90 | 81.10  |
| 1 SINGLE FAM - 100% - 0                                                            |     |           |             |                |                |      |      |      |      |   |       |        |
| Heated Area: 1676                                                                  |     |           |             |                |                |      |      |      |      |   |       |        |
| HX Base Yr                                                                         |     |           |             |                |                |      |      |      |      |   |       |        |
|  |     |           |             |                |                |      |      |      |      |   |       |        |
| BLD DATE                                                                           |     |           |             |                |                |      |      |      |      |   |       |        |
| LGL DATE                                                                           |     |           |             |                |                |      |      |      |      |   |       |        |
| XF DATE                                                                            |     |           |             |                |                |      |      |      |      |   |       |        |
| LAND DATE                                                                          |     |           |             |                |                |      |      |      |      |   |       |        |
| 06/13/2023                                                                         |     |           |             |                |                |      |      |      |      |   |       |        |
| MLU                                                                                |     |           |             |                |                |      |      |      |      |   |       |        |

| EXTRA FEATURES |             |             |     |     |    |     | 22136 CR 121, HILLIARD |    |          | INC DATE       |           |         |             | AG DATE |        |                  |       |
|----------------|-------------|-------------|-----|-----|----|-----|------------------------|----|----------|----------------|-----------|---------|-------------|---------|--------|------------------|-------|
| 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              | 0510        | GARAGE WD-  | 0   | 100 | 20 | 48  | 960.00                 | SF | 35.00    | 35.00          | 100       | 1987    | 1987        | 3       | 20     | 6,720            |       |
| 2              | 0350        | CARPORT WD  | 0   | 100 | 36 | 18  | 648.00                 | SF | 9.75     | 9.75           | 100       | 1964    | 1964        | 3       | 20     | 1,264            |       |
| 3              | 0681        | POLE SHED   | 0   | 100 | 32 | 48  | 1,536.00               | SF | 15.00    | 15.00          | 100       | 1991    | 1991        | 3       | 20     | 4,608            |       |
| 4              | 0350        | CARPORT WD  | 0   | 0   | 50 | 32  | 1,600.00               | SF | 9.75     | 9.75           | 100       | 1976    | 1976        | 3       | 20     | 3,120            |       |
| 5              | 0500        | FP-PRE FAB  | 0   | 100 | 0  | 0   | 1.00                   | UT | 3,500.00 | 3,500.00       | 100       | 1980    | 1980        | 3       | 49     | 1,715            |       |
| 7              | 0350        | CARPORT WD  | 0   | 100 | 12 | 18  | 216.00                 | SF | 6.50     | 6.50           | 100       | 1955    | 1955        | 3       | 20     | 281              |       |
| 10             | 0370        | CHICKEN HS  | 0   | 0   | 34 | 400 | 13,600.00              | SF | 0.40     | 0.40           | 100       | 1981    | 1981        | 3       | 20     | 1,088            |       |
| 11             | 0370        | CHICKEN HS  | 0   | 0   | 34 | 400 | 13,600.00              | SF | 0.40     | 0.40           | 100       | 1982    | 1982        | 3       | 20     | 1,088            |       |
| 13             | 0810        | CONCRETE A  | 0   | 100 | 16 | 16  | 256.00                 | SF | 6.50     | 6.50           | 100       | 1984    | 1984        | 3       | 47     | 782              |       |
| 14             | 0812        | CONCRETE C  | 0   | 100 | 0  | 0   | 1,950.00               | SF | 4.00     | 4.00           | 100       | 1996    | 1996        | 3       | 73     | 5,694            |       |

| LAND DESCRIPTION |          |            |                      |     |      |          | TOTAL OB/XF        |       |             |                          |     |          |                 |         |            |                     | 26,360     |                             |                |         |      |                           |    |        |  |  |
|------------------|----------|------------|----------------------|-----|------|----------|--------------------|-------|-------------|--------------------------|-----|----------|-----------------|---------|------------|---------------------|------------|-----------------------------|----------------|---------|------|---------------------------|----|--------|--|--|
| 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          | RURAL HOME           | 100 | 0004 | OR       | 0.00               | 0.00  | 1.00        | AC                       |     | 1.00     | 1.00            | 1.00    | 30,000.00  | 30,000.00           | 30,000     |                             |                |         |      |                           |    |        |  |  |
| 2                | 006005   | A          | PAST/GRAZE           | 0   |      |          | 0.00               | 0.00  | 19.00       | AC                       |     | 1.00     | 1.00            | 1.00    | 440.00     | 440.00              | 8,360      |                             |                |         |      |                           |    |        |  |  |
| 3                | 005010   | A          | SVCE ACRGE           | 0   |      |          | 0.00               | 0.00  | 3.00        | AC                       |     | 1.00     | 1.00            | 1.00    | 500.00     | 500.00              | 1,500      |                             |                |         |      |                           |    |        |  |  |
| 4                | 009910   | M          | MKT. VAL. AG         | 0   |      |          | 0.00               | 0.00  | 21.00       | AC                       |     | 1.00     | 1.00            | 1.00    | 7,000.00   | 7,000.00            | 147,000    |                             |                |         |      |                           |    |        |  |  |
|                  |          |            |                      |     |      |          |                    |       |             |                          |     |          |                 |         |            |                     |            |                             |                |         |      |                           |    |        |  |  |
|                  |          |            |                      |     |      |          |                    |       |             |                          |     |          |                 |         |            |                     |            |                             |                |         |      |                           |    |        |  |  |
|                  |          |            |                      |     |      |          |                    |       |             |                          |     |          |                 |         |            |                     |            |                             |                |         |      |                           |    |        |  |  |
| REVIEW DATE      |          | 11/23/2020 |                      | BY  | TWX  |          | Total Acres: 23.00 |       |             | Total Land Value: 39,860 |     |          | Market: 147,000 |         |            | Agricultural: 9,860 |            |                             | Common: 30,000 |         |      | PRINTED 08/02/2023 BY SYS |    |        |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |                     |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|---------------------|--|--|
| PAGE 1 of 2               |  |  |  |  |  |  |  |  |  |                     |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |                     |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD            |  |  |
| Tax Group: 6              |  |  |  |  |  |  |  |  |  | Tax Dist:           |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 168,022             |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 35,540              |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 177,000             |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 243,422             |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 103,182             |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 140,240             |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB WX SL 140,240 |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 0                   |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 380,562             |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0                   |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |                     |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 198,878             |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 19010357   | REPAIR/RRF  | 6,500  | 10/01/2019 |
| E007125    | ADDITION    | 0      | 07/01/2000 |
| B996724    | ADDITION    | 28,636 | 12/01/1999 |
| 3975       | ADDITION    | 6,650  | 03/26/1987 |

| SALES DATA                   |           |              |        |        |           |               |  |  |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 2263/1476                    | 3/20/2019 | WD           | U      | I      | 11        | 100           |  |  |  |
| GRANTOR: ROWE FAYE CONNER    |           |              |        |        |           |               |  |  |  |
| GRANTEE: ROWE FAYE C REVOCAB |           |              |        |        |           |               |  |  |  |
| 0678/0208                    | 4/02/1993 | QC           | U      | I      | 01        | 100           |  |  |  |
| GRANTOR: ROWE HERBERT & FAYE |           |              |        |        |           |               |  |  |  |
| GRANTEE: ROWE HERBERT & FAYE |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W20 N16 FOP=[YR=1993] N10 W28 FGR=[YR=2001] N20 W18 S28 BAS=[YR=2001] S38 E18 N6 FOP=[YR=2001] E16 N8 W16 S8 \$ W12 N30 E12 N2 W18 \$ E18 N8 \$ S10 E28 \$ W40 S30 E12 N8 E16 S8 E32 N14 \$ FOP=[YR=2002] N16 W20 S16 E20 \$ . |  |  |  |  |  |  |  |  |  |  |  |  |

ROWE FAYE CONNER L/E/  
22136 COUNTY ROAD 121  
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