PARCELS 4-14 & 2-4
MIDDLE 13 1/3 AC OF N26 2/3 OF
NE1/4 OF SW1/4

ROWE TAYLOR DANIEL
20616 GORDEN HILL
HILLIARD, FL 32046

2023

22-2N-23-0000-0004-0140

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	Quality Level 03

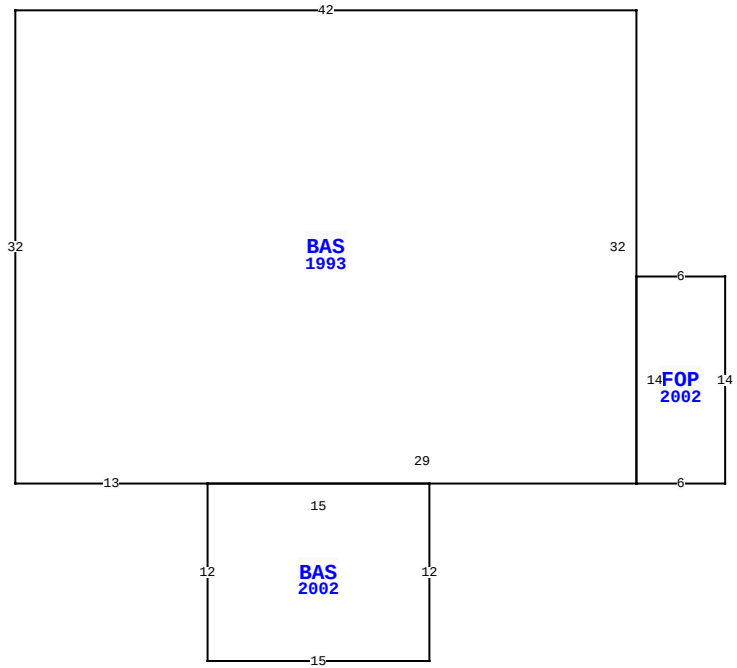
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	85,682
BAS	180	100	180	11,475
FOP	84	30	25	1,594
TOTALS	1,608		1,549	98,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,549	102.0000	92.06	142,601	1964	1968	0	10	0	20.75	69.25

1 SINGLE FAM – 100% - 2019 Heated Area: 1524 HX Base Yr 2019



20616 GORDEN HILL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		113,191
TOTAL MARKET OB/XF VALUE		6,839
TOTAL LAND VALUE - MARKET		159,610
TOTAL MARKET VALUE		191,272
SOH/AGL Deduction		58,003
ASSESSED VALUE		133,269
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,269
TOTAL JUST VALUE		279,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M037205	MH MOVE-ON	0	01/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2243/0720	11/08/2018	QC	U	I	11	100
GRANTOR: ROWE WAYNE GORDEN						
GRANTEE: ROWE TAYLOR DANIEL						
0609/0589	10/10/1990	QC	U	I	01	100
GRANTOR: ROWE CHRISTY SUE						
GRANTEE: ROWE WAYNE GORDEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S32 E13 BAS=[YR=2002] S12 E15 N12 W15 $
E29 FOP=[YR=2002] E6 N14 W6 S14 $ N32 $.

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
4	0510	GARAGE WD-	0	100	22	21	462.00	SF	35.00	35.00	100	2002	2002	3	32	5,174	
5	0940	SHEDS/PORT	0	0	14	10	140.00	SF	20.10	20.10	100	2005	2005	3	27	760	
6	0810	CONCRETE A	0	100	16	10	160.00	SF	6.50	6.50	100	2005	2005	3	87	905	

LAND DESCRIPTION

TOTAL OB/XF 6,839

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	RURAL HOME	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005401	A	TIMB2-1 SI	0	0004		0.00	0.00	14.23	AC		1.00	1.00	1.00	790.00	790.00	11,242							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	14.23	AC		1.00	1.00	1.00	7,000.00	7,000.00	99,610							

REVIEW DATE 08/06/2018 BY TWA Total Acres: 16.23 Total Land Value: 71,242 Market: 99,610 Agricultural: 11,242 Common: 60,000 PRINTED 08/02/2023 BY SYS

PARCELS 4-14 & 2-4
MIDDLE 13 1/3 AC OF N26 2/3 OF
NE1/4 OF SW1/4

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HILLIARD, FL 32046

2023

22-2N-23-0000-0004-0140

BUILDING CHARACTERISTICS

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Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

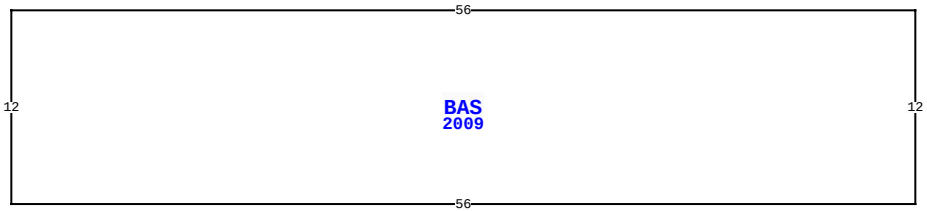
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	14,441
TOTALS	672		672	14,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	110.2000	71.63	48,135	1969	1969	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2019 Heated Area: 672 HX Base Yr 2019



20616 GORDEN HILL, HILLIARD

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PREVIOUS YEAR MKT VALUE		152,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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0609/0589	10/10/1990	QC	U	I	01	100
GRANTOR: ROWE CHRISTY SUE						
GRANTEE: ROWE WAYNE GORDEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W56 S12 E56 N12$.

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 08/06/2018 BY TWA Total Acres: 16.23 Total Land Value: 71,242 Market: 99,610 Agricultural: 11,242 Common: 60,000 PRINTED 08/02/2023 BY SYS