

PT OF SEC 26-2N-23E
IN OR 1175/299 & OR 1368/1837
& OR 2369/923

WHITE CHRISTOPHER & AMANDA
4934 ROWE CUTOFF RD
HILLIARD, FL 32046

2023

26-2N-23-0000-0001-0020



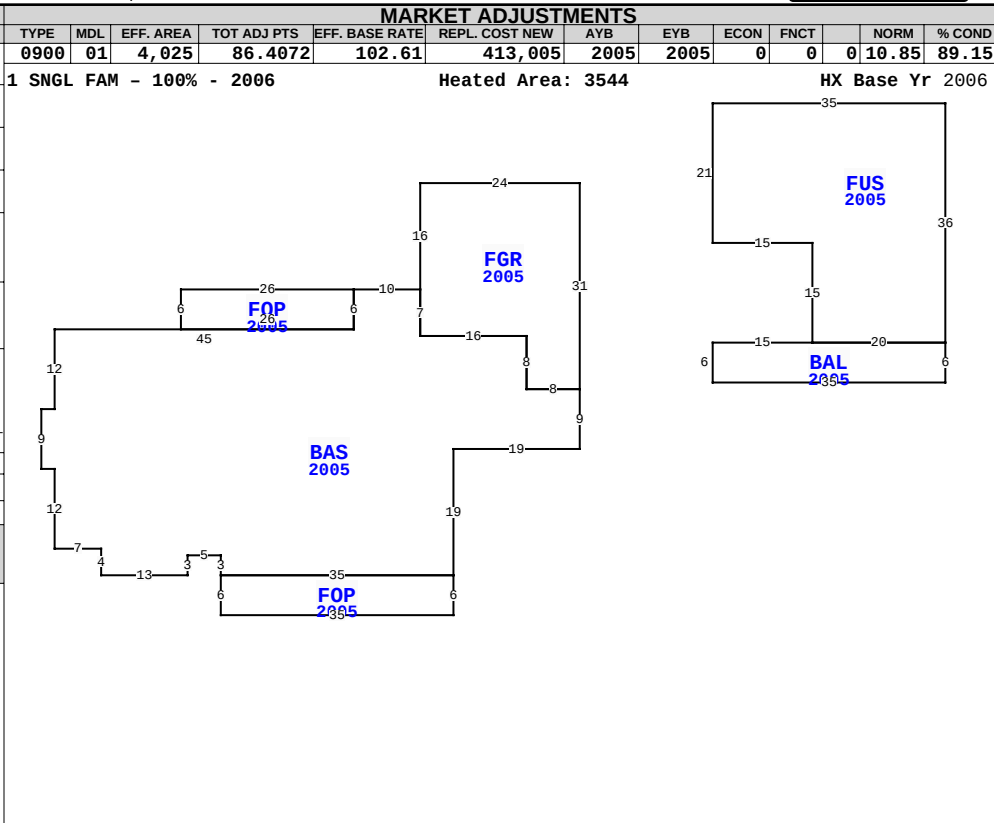
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	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
BAL	210	15	32	2,928
BAS	2,509	100	2,509	229,515
FGR	616	55	339	31,011
FOP	156	30	47	4,300
FOP	210	30	63	5,763
FUS	1,035	100	1,035	94,678

TOTALS	4,736		4,025	368,194
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0	100	60	1,560.00	SF	4.00	



4934 ROWE CUTOFF RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	100	60	1,560.00	SF	4.00	4.00	100	2006	2006	3	88	5,491	

LAND DESCRIPTION										TOTAL OB/XF										8,641	
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	LA VA				
1	000115	C	SFR ACRES	100	0005		0.00	0.00	1.44	AC		1.00	1.00	1.00	30,000.00	30,000.00					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				368,194	
TOTAL MARKET OB/XF VALUE				8,641	
TOTAL LAND VALUE - MARKET				43,200	
TOTAL MARKET VALUE				420,035	
SOH/AGL Deduction				178,756	
ASSESSED VALUE				241,279	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				191,279	
TOTAL JUST VALUE				420,035	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				443,779	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413510	NEW CONSTR	249,293	01/07/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2369/0923	4/02/2020	SW	U	V	11
GRANTOR: RNHJ HOLDINGS INC					
GRANTEE: WHITE CHRISTOPHER &					
1368/1837	11/23/2005	WD	U	V	06
GRANTOR: WHITTY CHAD B & JENNI					
GRANTEE: WHITE CHRISTOPHER &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2005] W24 S16 BAS=[YR=2005] W10 FOP=[YR=2005] W26 S6 E26 N6\$ S6 W45 S12 W2 S9 E2 S12 E7 S4 E13 N3 E5 S3 FOP=[YR=2005] S6 E35 N6 W35\$ E35 N19 E19 N9 W8 N8 W16 N7\$ S7 E16 S8 E8 N31\$ PTR=E20 S30 BAL=[YR=2005] N6 E15 FUS=[YR=2005] N15 W15 N21 E35 S36 W20\$ E20 S6 W35\$ N30 W20\$.									