

PT OF NE1/4 IN OR 1551/865 &
PARCELS 1-3 & 3-7 &
PT OR 1551/823 PARCEL 2

RNHJ HOLDINGS INC
PO BOX 455
CALLAHAN, FL 32011-0455

2023

26-2N-23-0000-0002-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6													
Exterior Wall	20	FACE BRICK 100	0900	01	3,044	110.2068	130.87	398,368	1979	1990	0	0	0	23.60	76.40	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0														Heated Area: 2713 HX Base Yr											
Roof Cover	03	COMP SHNGL 100															Tax Group: 6 Tax Dist:											
Interior Wall	04	PLYWOOD 50															BUILDING MARKET VALUE 304,353											
Interior Wall	05	DRYWALL 50															TOTAL MARKET OB/XF VALUE 17,675											
Interior Floo	14	CARPET 70															TOTAL LAND VALUE - MARKET 231,720											
Interior Floo	11	CLAY TILE 30															TOTAL MARKET VALUE 377,318											
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 129,880											
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 247,438											
Bedrooms	4	100															TOTAL EXEMPTION VALUE 0											
Bathrooms	2	100															BASE TAXABLE VALUE 247,438											
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 553,748											
Stories	1.	1. 100	NCON VALUE 0																									
Units	0	100	INCOME VALUE																									
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE 297,159																									
Occupancy	00	NONE 100																										
Quality	05	Quality Level 05																										
DOR CODE	5000IMPROVED 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	2,285	100	2,285	228,465																								
BAS	27	100	27	2,699																								
BAS	115	100	115	11,498																								
BAS	286	100	286	28,596																								
FCP	624	25	156	15,598																								
FCP	528	25	132	13,198																								
FOP	144	30	43	4,299																								
TOTALS	4,009		3,044	304,353																								
EXTRA FEATURES					4413 ROWE CUTOFF RD, HILLIARD																							
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	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715													
2	0510	GARAGE WD-	0	0	21	20	SF	26.25	26.25	100	1980	1980	3	20	2,205													
3	0202	BARN WD 30	0	0	0	0	SF	3.00	3.00	100	1980	1980	3	20	1,229													
4	0812	CONCRETE C	0	0	0	0	SF	4.00	4.00	100	1980	1980	3	35	10,354													
5	0680	POLE SHED	0	0	20	19	SF	7.50	7.50	100	1990	1990	3	20	570													
6	0812	CONCRETE C	0	0	0	0	SF	0.80	0.80	100	1970	1970	3	22	1,602													
TOTAL OB/XF 17,675																												
LAND DESCRIPTION																												
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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000											
2	006000	A	PAST1/HAY	0			0.00	0.00	18.50	AC		1.00	1.00	1.00	440.00	440.00	8,140											
3	005970	A	AGRI-POND	0			0.00	0.00	1.25	AC		1.00	1.00	1.00	70.00	70.00	88											
4	005400	A	TIMBER 1 SI	0			0.00	0.00	12.53	AC		1.00	1.00	1.00	720.00	720.00	9,022											
5	009910	M	MKT. VAL. AG	0			0.00	0.00	32.28	AC		1.00	1.00	1.00	6,000.00	6,000.00	193,680											
6	000115	C	SFR ACRES	0			0.00	0.00	2.68	AC		1.00	1.00	0.10	30,000.00	3,000.00	8,040											
REVIEW DATE		08/06/2021		BY		TWA		Total Acres: 35.96		Total Land Value: 55,290		Market: 193,680		Agricultural: 17,250		Common: 38,040		PRINTED 08/02/2023 BY SYS										