PT OFF NW1/4 OF NE1/4
IN OR 2403/1326

JANZEN STACY N
4390 ROWE CUTOFF RD
HILLIARD, FL 32046

2023

26-2N-23-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

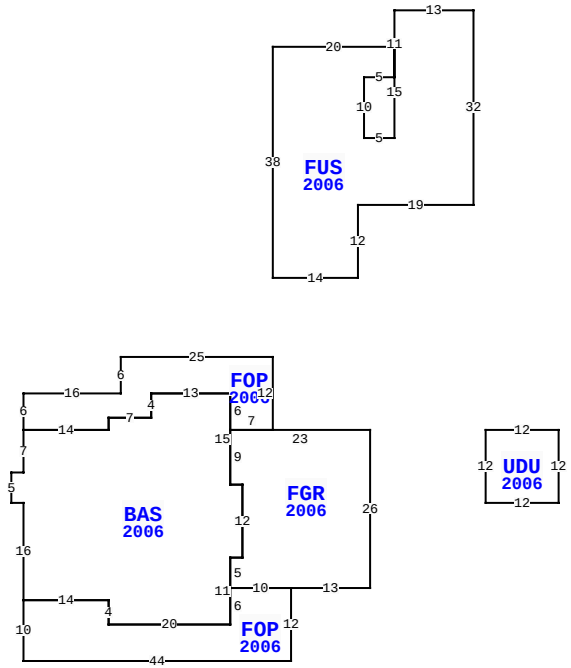
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
BAS	1,158	100	1,158	140,483
FGR	574	55	316	38,336
FOP	304	30	91	11,040
FOP	380	30	114	13,830
FUS	1,154	100	1,154	139,998
UDU	144	55	79	9,584
TOTALS	3,714		2,912	353,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,912	111.5310	132.44	385,665	2006	2006	0	0	0	8.40	91.60

1 SNGL FAM – 0% - 0 Heated Area: 2312 HX Base Yr



4390 ROWE CUTOFF RD, 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	353,269
TOTAL MARKET OB/XF VALUE	7,262
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	414,531
SOH/AGL Deduction	66,090
ASSESSED VALUE	348,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,441
TOTAL JUST VALUE	414,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	381,333

TEAR OFF REPLACE SHINGLES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005924	ROOF	18,305	05/08/2023
B0516392	NEW CONSTR	0	08/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/1326	10/23/2020	WD	Q	I	01	342,000
GRANTOR: MCINTOSH HAROLD LEONA						
GRANTEE: JANZEN ERIC TODD &						
1441/0408	8/31/2006	WD	U	V	07	100
GRANTOR: WHITTY CHAD B & JENNI						
GRANTEE: MCINTOSH HAROLD LEO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N12 W25 S6 W16 S6 BAS=[YR=2006] S7 W2 S5 E2 S16 FOP=[YR=2006] S10 E44 N12 FGR=[YR=2006] E13 N26 W23 S9 E2 S12 W2 S5 E10$ W10 S6 W20 N4 W14$ E14 S4 E20 N11 E2 N12 W2 N15 W13 S4 W7 S2 W14$ E14 N2 E7 N4 E13 S6 E7$ PTR=N25 FUS=[YR=2006] N38 E20 S15 W5 N10 E5 N11 E13 S32 W19 S12 W14$ S25$ PTR=E35 UDU=[YR=2006] E12 S12 W12 N12$ W35$.

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0812	CONCRETE C	0	0	0	0	1,546.00	SF	4.00	4.00	100	2006	2006	3	88	5,442	

LAND DESCRIPTION

TOTAL OB/XF 7,262

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	000115	C	SFR ACRES	0	0005		0.00	0.00	1.80	AC		1.00	1.00	1.00	30,000.00	30,000.00	54,000							

REVIEW DATE 08/06/2021 BY TWA Total Acres: 1.80 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS