

PT OF SEC 28-3N-24E
IN OR 2640-1909
(EX OR 2111/1038)

MORTIMER SHAWN D & SUSAN M
261332 ROWE RD
HILLIARD, FL 32046

2023

28-3N-24-0000-0001-0080



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 4														
Exterior Wall	30	VINYL 100	0800	02	2,371	139.6800	97.78	231,836	2018	2018	0	0	0	5.00	95.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2019													Heated Area: 2280													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019													
Interior Wall	05	DRYWALL 100	26 14 14 26 30 30 46 76 UOP 2021 BAS 2018																										
Interior Floo	14	CARPET 60																											
Interior Floo	08	SHT VINYL 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	0	0 100																											
Units		0 100																											
Quality		05	Quality Level 05																										
DOR CODE		0200		MOBILE HOME																									
MAP NUM				MKT AREA		09																							
NEIGHBORHOOD/LOC		9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,280	100	2,280	211,791																									
UOP	364	25	91	8,453																									
TOTALS		2,644	2,371	220,244																									
EXTRA FEATURES					261332 ROWE RD, HILLIARD										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					06/16/2023 MLU				
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	1242	WD DECK A	0 100	16	10	160.00	SF	5.00	5.00	100	2020	2020	3	93	744														
2	1242	WD DECK A	0 100	16	14	224.00	SF	5.00	5.00	100	2020	2020	3	93	1,042														
3	0940	SHEDS/PORT	0 100	16	16	256.00	SF	30.00	30.00	100	2020	2020	3	93	7,142														
4	0681	POLE SHED	0 100	16	12	192.00	SF	15.00	15.00	100	2020	2020	3	95	2,736														
5	0681	POLE SHED	0 100	16	12	192.00	SF	15.00	15.00	100	2020	2020	3	95	2,736														
LAND DESCRIPTION																	TOTAL OB/XF 14,400												
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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	9.01	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,190												
REVIEW DATE 11/01/2018 BY TW Total Acres: 9.01 Total Land Value: 171,190 Market: 0 Agricultural: 0 Common: 171,190 PRINTED 08/02/2023 BY SYS																													