PT OF SE1/4 OF NE1/4
IN OR 2177/1211
ESMT OR 2217/481

CAULEY WILLIAM T & BARBARA DEE
261432 ROWE RD
HILLIARD, FL 32046

2023

28-3N-24-0000-0001-0110

BUILDING CHARACTERISTICS

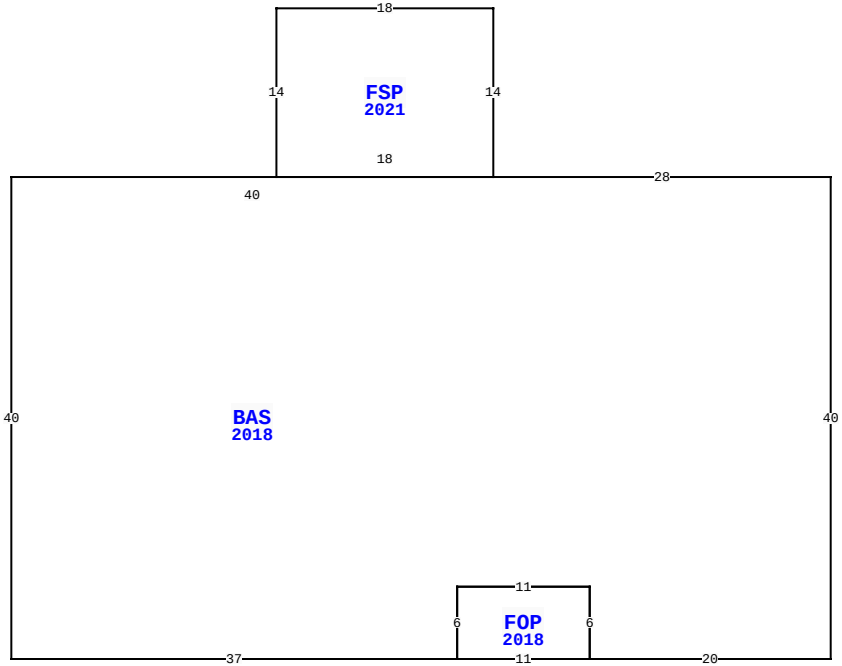
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,654	100	2,654	207,148
FOP	66	30	20	1,561
FSP	252	40	101	7,883
TOTALS	2,972		2,775	216,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0220	01	2,775	121.9000	79.24	219,891	2018	2018	0	0	0	1.50	98.50

1 MOD FRAME – 100% - 2019 Heated Area: 2654 HX Base Yr 2019



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

261432 ROWE RD, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,593
TOTAL MARKET OB/XF VALUE		30,392
TOTAL LAND VALUE - MARKET		119,130
TOTAL MARKET VALUE		366,115
SOH/AGL Deduction		156,330
ASSESSED VALUE		209,785
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,785
TOTAL JUST VALUE		366,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010483	CO ISSUED	0	10/17/2018
18003180	MODULAR HM	0	04/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2177/1211	2/08/2018	WD	Q	V	01	75,000
GRANTOR: HARRISON JACK LEE						
GRANTEE: CAULEY WILLIAM T &						
2111/1038	4/03/2017	QC	U	V	11	100
GRANTOR: HARRISON JACK LEE ET						
GRANTEE: HARRISON JACK LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W28 FSP=[YR=2021] N14 W18 S14 E18$ W40 S40 E37
FOP=[YR=2018] E11 N6 W11 S6$ N6 E11 S6 E20 N40$.

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	0350	CARPORT WD	0	100	48	40	1,920.00	SF	9.36	9.36	100	2021	2021	3	97	17,432	
2	0940	SHEDS/PORT	0	100	40	12	480.00	SF	30.00	30.00	100	2019	2019	3	90	12,960	

LAND DESCRIPTION

TOTAL OB/XF 30,392

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	100	0006	OR	0.00	0.00	6.27	AC		1.00	1.00	1.00	19,000.00	19,000.00	119,130							

REVIEW DATE 06/28/2021 BY TWA Total Acres: 6.27 Total Land Value: 119,130 Market: 0 Agricultural: 0 Common: 119,130 PRINTED 08/02/2023 BY SYS