PT OF NE1/4
IN OR 784/649 & OR 819/282

HARRISON DAVID L & BONNIE L
261382 ROWE ROAD
HILLIARD, FL 32046

2023

28-3N-24-0000-0001-0140

BUILDING CHARACTERISTICS

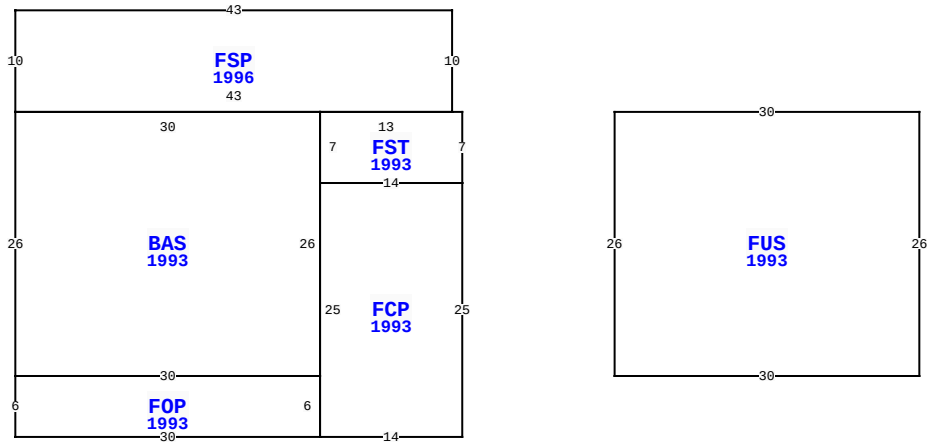
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	780	100	780	65,379
FCP	350	25	88	7,376
FOP	180	30	54	4,526
FSP	430	40	172	14,416
FST	98	55	54	4,526
FUS	780	100	780	65,379
TOTALS	2,618		1,928	161,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,928	105.8400	95.52	184,163	1992	1997	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 0 Heated Area: 1560 HX Base Yr



261382 ROWE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		161,603
TOTAL MARKET OB/XF VALUE		38,145
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		229,748
SOH/AGL Deduction		99,420
ASSESSED VALUE		130,328
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,328
TOTAL JUST VALUE		229,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002686	CARPORT	52,580	04/05/2018
R1514693	REPAIR/RRF	0	11/30/2015
B9602924	XFOB	14,175	01/01/1996
4268	NEW CONSTR	2,000	04/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0819/0282	1/08/1998	QC	U	I	06	100
GRANTOR: HARRISON DAVID L & AN						
GRANTEE: HARRISON DAIVD LAWR						
0784/0649	2/07/1997	QC	U	I	06	23,400
GRANTOR: HARRISON DAVID L & BO						
GRANTEE: HARRISON DAVID & BO						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W1 FSP=[YR=1996] N10 W43 S10 BAS=[YR=1993] S26 FOP=[YR=1993] S6 E30 FCP=[YR=1993] E14 N25 W14 S25$ N6 W30$ E30 N26 W30$ E43$ W13 S7 E14N7$ PTR=E15 FUS=[YR=1993] E30 S26 W30 N26$ W15$.

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	1242	WD DECK A	0	100	0	0	976.00	SF	10.00	10.00	100	1997	1997	3	20	1,952	
2	0351	CARPORT MT	0	100	38	24	912.00	SF	10.00	10.00	100	2018	2018	3	86	7,843	
3	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	2018	2018	3	90	28,350	

LAND DESCRIPTION

TOTAL OB/XF 38,145

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 10/16/2018 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS