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OF SEC 28-3N-24E
IN OR 2640/129

SMITH CHESTER F/SMITH DARIEN F & CONNIE L
261451 ROWE RD
HILLIARD, FL 32046

2023

28-3N-24-0000-0001-0210



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 2 4																										
Exterior Wall	30	VINYL 100	0800	02	1,878	136.8400	95.79	179,894	1998	2000	0	0	0	52.00	48.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2020													Heated Area: 1878													HX Base Yr 2020												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	13	LVT/LAMMT 70																																							
Interior Floo	11	CLAY TILE 30																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
Quality			04	Quality Level 04																																					
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	1,670	100	1,670	76,785																																					
BAS	208	100	208	9,564																																					
TOTALS			1,878	1,878		86,349																																			
EXTRA FEATURES					261451 ROWE 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660																										
2	0681	POLE SHED	0 100	26	11	286.00	SF	11.25	11.25	100	2006	2006	3	48	1,544																										
3	0510	GARAGE WD-	0 100	26	24	624.00	SF	26.25	26.25	100	2006	2006	3	48	7,862																										
4	0300	BOAT DCK W	0 100	0	0	100.00	SF	40.00	40.00	100	2013	2013	3	75	3,000																										
5	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000																										
6	0681	POLE SHED	0 100	42	24	1,008.00	SF	15.00	15.00	100	2015	2015	3	81	12,247																										
7	0350	CARPORT WD	0 100	12	10	120.00	SF	13.00	13.00	100	2010	2010	3	50	780																										
8	1242	WD DECK A	0 100	0	0	135.00	SF	10.00	10.00	100	2010	2010	3	50	675																										
9	0681	POLE SHED	0 100	24	16	384.00	SF	15.00	15.00	100	2015	2015	3	81	4,666																										
10	0681	POLE SHED	0 100	12	12	144.00	SF	15.00	15.00	100	2017	2017	3	87	1,879																										
LAND DESCRIPTION					TOTAL OB/XF 40,313																																				
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	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000																								
REVIEW DATE 05/20/2022 BY TWA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS																																									

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