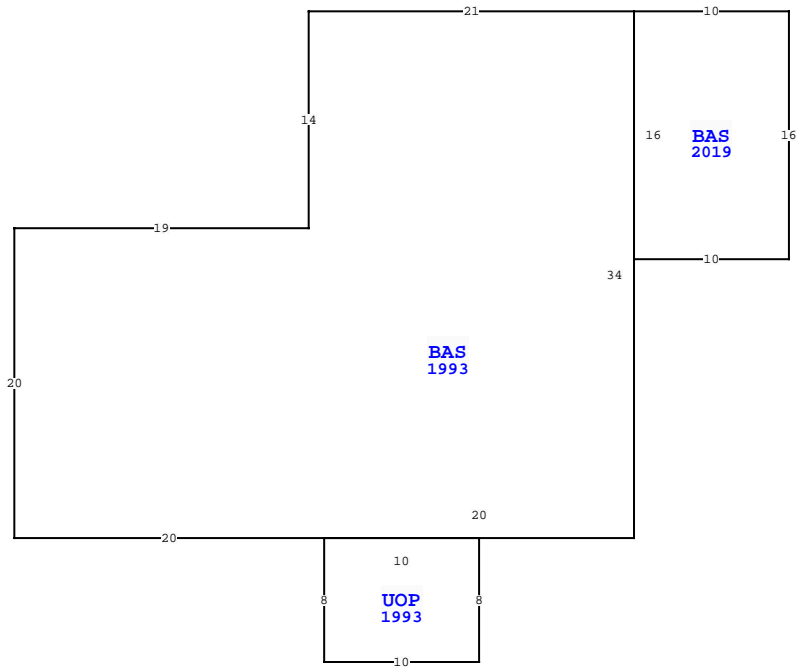




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	06	VINYL ASB	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	04	DIST 01	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	5000	IMPROVED	AG	
MAP NUM		MKT AREA	09	
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,094	100	1,094	92,016
BAS	160	100	160	13,458
UOP	80	20	16	1,346
TOTALS	1,334		1,270	106,820

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,270	111.2800	100.43	127,546	1981	1986	0	0	0	16.25	83.75		
1 SINGLE FAM - 0% - 0														
Heated Area: 1254 HX Base Yr														



NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 4	Tax Dist:				
BUILDING MARKET VALUE	106,820				
TOTAL MARKET OB/XF VALUE	0				
TOTAL LAND VALUE - MARKET	436,000				
TOTAL MARKET VALUE	149,310				
SOH/AGL Deduction	24,888				
ASSESSED VALUE	124,422				
TOTAL EXEMPTION VALUE	0				
BASE TAXABLE VALUE	124,422				
TOTAL JUST VALUE	542,820				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	124,938				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2508/1845	8/20/2021	QC	U	I	11	100
GRANTOR: ROWE STEVEN AUTHOR						
GRANTEE: ROWE KIRSTY & STEVE						
1311/1298	4/22/2005	WD	U	I	01	100
GRANTOR: ROWE ROBERT LEE L/E						
GRANTEE: BLACKSTOCK P ROXANN						

EXTRA FEATURES																				
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				
26927 ROWE RD, HILLIARD																				
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">BLD DATE</td> <td style="width: 50%;">LGL DATE</td> </tr> <tr> <td>XF DATE</td> <td>LAND DATE</td> </tr> <tr> <td>INC DATE</td> <td>AG DATE</td> </tr> </table>															BLD DATE	LGL DATE	XF DATE	LAND DATE	INC DATE	AG DATE
BLD DATE	LGL DATE																			
XF DATE	LAND DATE																			
INC DATE	AG DATE																			
06/13/2023 MLU																				

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2019] W10 BAS=[YR=1993] W21 S14 W19 S20 E20 UOP=[YR=1993] S8 E10 N8 W10 S E20 N34S S16 E10 N16S.

LAND DESCRIPTION																		TOTAL OB/XF									
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	005000	C	RURAL HOME	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000										
2	006000	A	PAST1/HAY	0			0.00	0.00	20.00	AC		1.00	1.00	1.00	440.00	440.00	8,800										
3	005600	A	TIMBER 3 SI	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	410.00	410.00	3,690										
4	009910	M	MKT.VAL.AG	0			0.00	0.00	29.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	406,000										