

PT OF LOT 38
IN OR 946/1672
GAGMTD06185A & GAGMTD06185B

HAYES MARVIN L JR & NORMA S
2698 ROWE ROAD
HILLIARD, FL 32046

2023

29-3N-24-2020-0038-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 100								0800	02	2,546	123.6000	86.52	220,280	1999	1999	0	0	0	54.00	46.00																											
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2001										Heated Area: 2356										HX Base Yr 2001																			
Roof Cover	12	MODULAR MT 100								BAS 2000 UOP 2017																																							
Interior Wall	04	PLYWOOD 100																																															
Interior Floo	14	CARPET 90																																															
Interior Floo	08	SHT VINYL 10																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms		4 100																																															
Bathrooms		3 100																																															
Frame	02	WOOD FRAME 100																																															
Stories	1.	1. 100																																															
Units		0 100																																															
Quality		03	Quality Level 03																																														
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	2,356	100	2,356	93,767																																													
UOP	760	25	190	7,562																																													
TOTALS		3,116	2,546	101,329																																													
EXTRA FEATURES										2698 ROWE RD, HILLIARD										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/13/2023 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940																																		
2	1242	WD DECK A	0 100	16	10	160.00	SF	10.00	10.00	100	2000	2000	3	20	320																																		
3	0510	GARAGE WD-	0 100	40	35	1,400.00	SF	35.00	35.00	100	2002	2002	3	32	15,680																																		
4	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2002	2002	3	21	756																																		
5	0681	POLE SHED	0 100	0	0	600.00	SF	15.00	15.00	100	2019	2019	3	93	8,370																																		
6	0350	CARPORT WD	0 100	46	18	828.00	SF	13.00	13.00	100	2019	2019	3	90	9,688																																		
LAND DESCRIPTION										TOTAL OB/XF										37,754																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	000102	C	SFR/MH	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 01/30/2023 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																																																	