

PT OF LOTS 38 & 39
IN OR 1847/396
2000 FTWD DW/MH

RHODEN RUSSELL & BARBARA A
26148 ROWE RD
HILLIARD, FL 32046

2023

29-3N-24-2020-0038-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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	2,044	100	2,044	92,775
FOP	184	30	55	2,496
USP	160	50	80	3,631

TOTALS	2,388		2,179	98,902
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
4	1242	WD DECK A	0 100	0	0	340.00	SF	10.00	
5	0811	CONCRETE B	0 100	0	0	928.00	SF	5.20	
6	0300	BOAT DCK W	0 100	17	10	170.00	SF	40.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	3.96

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,179	135.0800	94.56	206,046	2000	2000	0	0	0	52.00	48.00	
1 M/H 94+ - 100% - 2014 Heated Area: 2044 HX Base Yr 2014													

26148 ROWE RD, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
4	1242	WD DECK A	0 100	0	0	340.00	SF	10.00	10.00	100	2000	2000	3	20	680	
5	0811	CONCRETE B	0 100	0	0	928.00	SF	5.20	5.20	100	2002	2002	3	83	4,005	
6	0300	BOAT DCK W	0 100	17	10	170.00	SF	40.00	40.00	100	2002	2002	3	32	2,176	

TOTAL OB/XF										9,801						
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
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	3.96	AC		1.00	1.00	1.00	25,000.00	25,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				98,902	
TOTAL MARKET OB/XF VALUE				9,801	
TOTAL LAND VALUE - MARKET				99,000	
TOTAL MARKET VALUE				207,703	
SOH/AGL Deduction				111,049	
ASSESSED VALUE				96,654	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				46,654	
TOTAL JUST VALUE				207,703	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				145,065	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992921	MH MOVE-ON	0	11/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1847/0396	3/22/2013	WD	Q	I	02	103,000
GRANTOR: PITTS MILES A JR & JA						
GRANTEE: RHODEN RUSSELL & BA						
1541/1085	12/18/2007	QC	U	I	07	100
GRANTOR: MYERS DAVID F						
GRANTEE: MYERS LISA M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W50 USP=[YR=2000] N10 W16 S10 E16 \$ W26 S27 E46 FOP=[YR=2000] S11 E16 N12 W8 S1 W8 \$ E8 N1 E8 S1 E14 N27 \$.									