

**FRYER STANLEY EUGENE**  
26224 ROWE RD  
HILLIARD, FL 32046

**29-3N-24-2020-0038-0080**

BUILDING CHARACTERISTICS

ELEMENTCD

05AVERAGE 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 90

08SHT VINYL 10

03CENTRAL 100

04AIR DUCTED 100

3 100  
2 100

02WOOD FRAME 100

1.1. 100  
0 100

03Quality Level 03

0200MOBILE HOME

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,3201001,32054,331

USP16850843,458

TOTALS1,4881,40457,788

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES10000060.000.001.59AC1.001.001.0030,000.0030,000.0047,700

REVIEW DATE01/06/2023BYWWATotal Acres: 1.59Total Land Value: 47,700Market: 0Agricultural: 0Common: 47,700PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,404117.600082.32115,577200120010050.0050.00

M/H 94+ - 100% - 2017Heated Area: 1320HX Base Yr 2017

USP2016

BAS2003

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/13/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE57,788

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET47,700

TOTAL MARKET VALUE105,488

SOH/AGL Deduction37,508

ASSESSED VALUE67,980

TOTAL EXEMPTION VALUEHX HB42,980

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE105,488

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE90,151

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2087/067711/23/2016WDUII11100

GRANTOR: WHITE THOMAS T

GRANTEE: FRYER STANLEY EUGEN

2087/067711/23/2016WDUII11100

GRANTOR: WHITE THOMAS T

GRANTEE: FRYER STANLEY EUGEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W29 USP=[YR=2016] N12 W14 S12 E14\$ W15 S30 E44 N30\$.