

PARCELS 4-14 & 2-4
MIDDLE 13 1/3 AC OF N26 2/3 OF
NE1/4 OF SW1/4

ROWE TAYLOR DANIEL
20616 GORDEN HILL
HILLIARD, FL 32046

2024

22-2N-23-0000-0004-0140



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 100		
Units		0 100		
BUD8 Adjustme	06	DIST 1D 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE		5000IMPROVED 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	1,344	100	1,344	89,861
BAS	180	100	180	12,035
FOP	84	30	25	1,672
TOTALS	1,608		1,549	103,568

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,549	102.0000	96.90	150,098	1964	1968	0	10	0	21.00	69.00
1 SINGLE FAM - 100% - 2019												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6			Tax Dist:				
BUILDING MARKET VALUE				103,568			
TOTAL MARKET OB/XF VALUE				18,420			
TOTAL LAND VALUE - MARKET				159,610			
TOTAL MARKET VALUE				193,301			
SOH/AGL Deduction				54,502			
ASSESSED VALUE				138,799			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				88,799			
TOTAL JUST VALUE				281,598			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				279,640			

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
1	0510	GARAGE WD-	0	100	22	21	462.00	SF	35.00	35.00	100	2002	2002	3
2	0940	SHEDS/PORT	0	0	14	10	140.00	SF	20.10	20.10	100	2005	2005	3
3	0810	CONCRETE A	0	100	16	10	160.00	SF	6.50	6.50	100	2005	2005	3
4	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023	100
5	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023	100
TOTAL OB/XF 18,420														

LAND DESCRIPTION										TOTAL OB/XF 18,420									
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
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000		
2	005401	A	TIMB2-1 SI	0	0004	OR	0.00	0.00	14.23	AC		1.00	1.00	1.00	795.00	795.00	11,313		
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	14.23	AC		1.00	1.00	1.00	7,000.00	7,000.00	99,610		