

PT OF NE1/4 IN OR 1551/865 &
PARCELS 1-3 & 3-7 &
PT OR 1551/823 PARCEL 2

RNHJ HOLDINGS INC
PO BOX 455
CALLAHAN, FL 32011-0455

2024

26-2N-23-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality 01 Quality Level 01

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	2,285	100	2,285	255,736
BAS	27	100	27	3,022
BAS	115	100	115	12,871
BAS	286	100	286	32,009
FCP	624	25	156	17,459
FCP	528	25	132	14,773
FOP	144	30	43	4,813

TOTALS 4,009 3,044 340,683

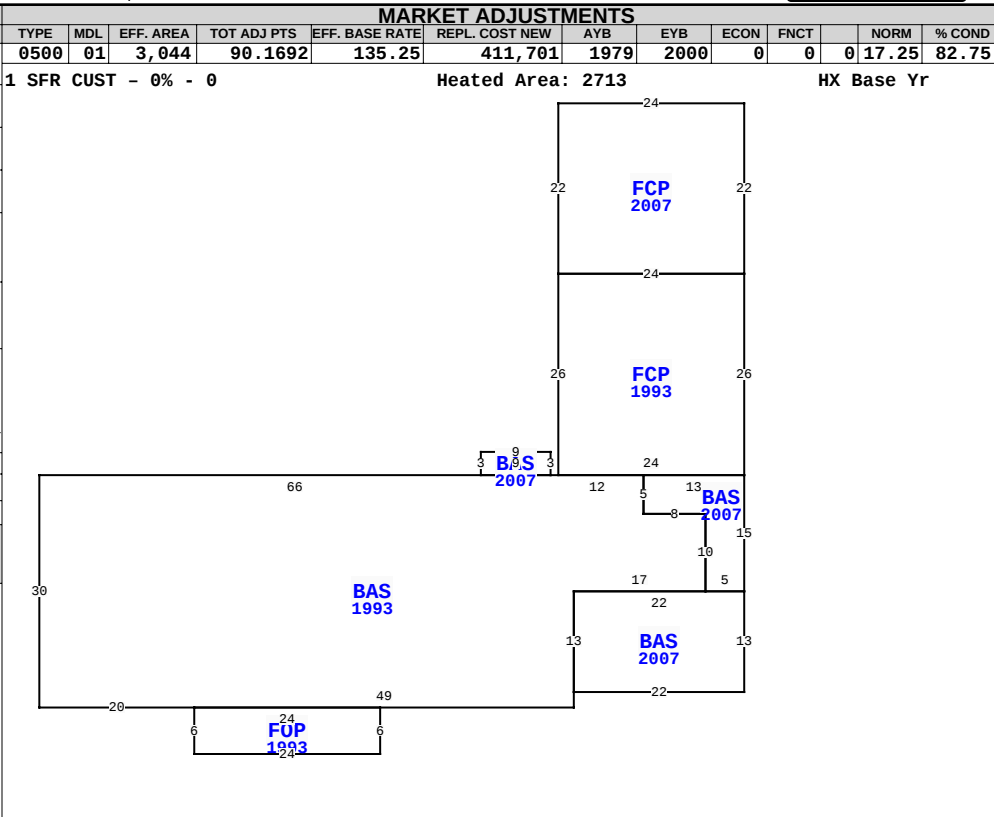
EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0510	GARAGE WD-	0	0	21	20	SF	26.25	26.25	100	1980	1980	3	20	2,205	
3	0202	BARN WD 30	0	0	0	0	SF	3.00	3.00	100	1980	1980	3	20	1,229	
4	0812	CONCRETE C	0	0	0	0	SF	4.00	4.00	100	1980	1980	3	32.5	9,615	
5	0680	POLE SHED	0	0	20	19	SF	7.50	7.50	100	1990	1990	3	20	570	
6	0812	CONCRETE C	0	0	0	0	SF	0.80	0.80	100	1970	1970	3	21	1,529	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	005000	C	RURAL HOME	0	
2	006000	A	PAST1/HAY	0	
3	005970	A	AGRI- POND	0	
4	005400	A	TIMBER 1 SI	0	
5	009910	M	MKT. VAL. AG	0	
6	000115	C	SFR ACRES	0	

REVIEW DATE 08/06/2021 BY TWA



4413 ROWE CUTOFF RD, HILLIARD

BLD DATE 07/17/2008 JH LGL DATE 06/13/2023 MLU

XF 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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0510	GARAGE WD-	0	0	21	20	SF	26.25	26.25	100	1980	1980	3	20	2,205	
3	0202	BARN WD 30	0	0	0	0	SF	3.00	3.00	100	1980	1980	3	20	1,229	
4	0812	CONCRETE C	0	0	0	0	SF	4.00	4.00	100	1980	1980	3	32.5	9,615	
5	0680	POLE SHED	0	0	20	19	SF	7.50	7.50	100	1990	1990	3	20	570	
6	0812	CONCRETE C	0	0	0	0	SF	0.80	0.80	100	1970	1970	3	21	1,529	

TOTAL OB/XF 16,776

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	
	OR	0.00	0.00	18.50	AC		1.00	1.00	1.00	370.00	370.00	
	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	70.00	70.00	
	OR	0.00	0.00	12.53	AC		1.00	1.00	1.00	730.00	730.00	
	OR	0.00	0.00	32.28	AC		1.00	1.00	1.00	6,000.00	6,000.00	1
	OR	0.00	0.00	2.68	AC		1.00	1.00	0.10	30,000.00	3,000.00	

Total Acres: 35.96 Total Land Value: 54,120 Market: 193,680 Agricultural: 16,080 Common: 38,040

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		340,683
TOTAL MARKET OB/XF VALUE		16,776
TOTAL LAND VALUE - MARKET		231,720
TOTAL MARKET VALUE		411,579
SOH/AGL Deduction		142,292
ASSESSED VALUE		269,287
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		269,287
TOTAL JUST VALUE		589,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008643	REMODEL	4,000	08/23/2018

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/0865	2/19/2008	WD U	V	21		5,400

GRANTOR: FOURAKER SALLY JEAN

GRANTEE: RNHJ HOLDING INC

1551/0823 2/19/2008 WD U I 19 50,000

GRANTOR: WHITTY CHAD B & JENNI

GRANTEE: RNHJ HOLDINGS INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N5 W12BAS=[YR=2007] N3W9 S3E9\$W66 S30 E20
FOP=[YR=1993] S6 E24 N6W24\$ E49 N2 BAS=[YR=2007] E22 N13
BAS=[YR=2007] N15 FCP=[YR=1993] N26 FCP=[YR=2007]
N22W24S22E24\$ W24 S26 E24\$ W13 S5 E8 S10 E5\$ W22 S13 \$ N13
E17N10\$.

PRINTED 08/06/2024 BY SYS