

NAUGLE CHARLES C & KATHLEEN C
261489 ROWE RD
HILLIARD, FL 32046

28-3N-24-0000-0001-0020

[illegible]

PT OF NE1/4 OF SE1/4
EX 1-18
IN OR 1193/1006

NAUGLE CHARLES C & KATHLEEN C
261489 ROWE RD
HILLIARD, FL 32046

2024

28-3N-24-0000-0001-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	07	CORK/VTILE 50		
Interior Floo	14	CARPET 50		
Air Condition	01	NONE 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	03	MASONRY 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality		03	Quality Level 03	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	09
NEIGHBORHOOD/LOC		9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	76,050
UGR	575	45	259	19,541
TOTALS		1,583	1,267	95,591

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,267	95.6800	90.90	115,170	1989	1989	0	0	17.00	83.00
2 SINGLE FAM - 0% - 0 Heated Area: 1008 HX Base Yr											
BAS 1993 UGR 1993											
261489 ROWE RD, HILLIARD											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/16/2023 MLU											

NASSAU COUNTY PROPERTY										PAGE 2 of 2	4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						242,320					
TOTAL MARKET OB/XF VALUE						2,562					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						319,882					
SOH/AGL Deduction						41,755					
ASSESSED VALUE						278,127					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						278,127					
TOTAL JUST VALUE						319,882					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						309,170					