PT OF SEC 28-3N-24E
IN OR 2640-1909
(EX OR 2111/1038)

MORTIMER SHAWN D & SUSAN M
261332 ROWE RD
HILLIARD, FL 32046

2024

28-3N-24-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

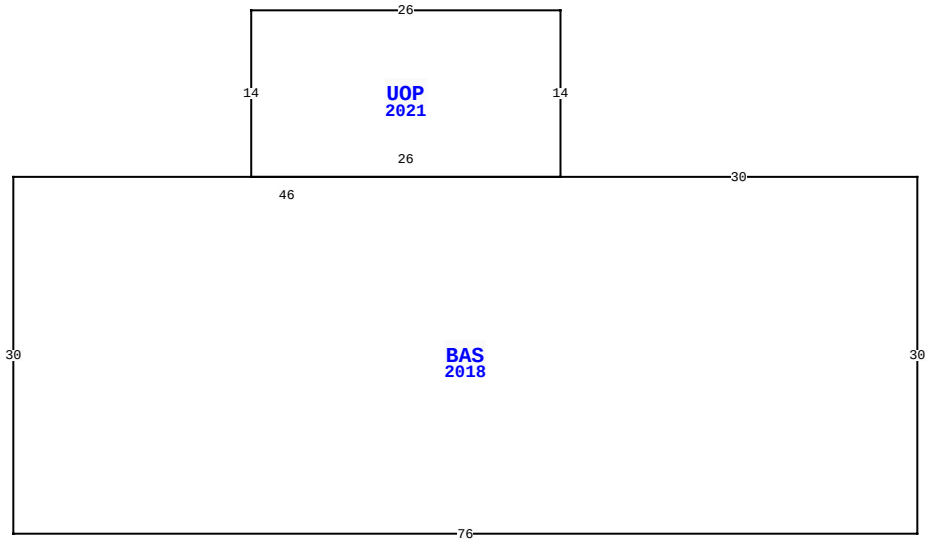
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	203,622
UOP	364	25	91	8,127
TOTALS	2,644		2,371	211,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,371	128.0400	96.03	227,687	2018	2018	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2024 Heated Area: 2280 HX Base Yr 2024



261332 ROWE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,089
TOTAL MARKET OB/XF VALUE		7,084
TOTAL LAND VALUE - MARKET		145,512
TOTAL MARKET VALUE		389,685
SOH/AGL Deduction		283,613
ASSESSED VALUE		106,072
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,072
TOTAL JUST VALUE		389,685
NCON VALUE		25,340
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010202	GARAGE	79,776	08/09/2023
18010090	CO ISSUED	0	10/04/2018
18007801	MH MOVE-ON	0	08/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2640/1909	5/11/2023	WD	Q	I	01	375,100
GRANTOR: ANNO DANIEL E & DELON						
GRANTEE: MORTIMER SHAWN D &						
2193/1645	4/25/2018	WD	Q	V	01	95,000
GRANTOR: HARRISON JACK LEE & D						
GRANTEE: ANNO DANIEL E & DEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 UOP=[YR=2021] N14 W26 S14 E26$ W46 S30 E76 N30$.

EXTRA FEATURES

LN	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	1242	WD DECK A	0	100	16	10	160.00	SF	5.00	5.00	100	2020	2020	3	90	720	
2	1242	WD DECK A	0	100	16	14	224.00	SF	5.00	5.00	100	2020	2020	3	90	1,008	
4	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	2020	2020	3	93	2,678	
5	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	2020	2020	3	93	2,678	

LAND DESCRIPTION

TOTAL OB/XF 7,084

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	9.01	AC		1.00	1.00	0.85	19,000.00	16,150.00	145,512							

REVIEW DATE 12/12/2023 BY WWX Total Acres: 9.01 Total Land Value: 145,512 Market: 0 Agricultural: 0 Common: 145,512 PRINTED 08/06/2024 BY SYS

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2024

28-3N-24-0000-0001-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

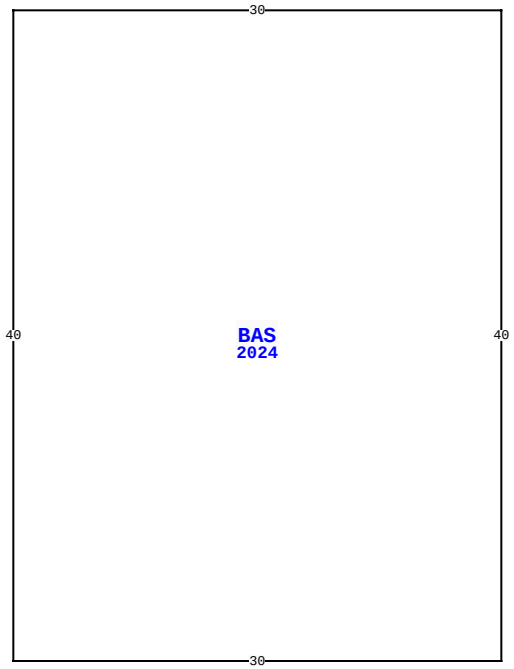
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	25,340
TOTALS	1,200		1,200	25,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	21.33	25,596	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1200 HX Base Yr 2024



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2193/1645	4/25/2018	WD	Q	V	01	95,000
GRANTOR: HARRISON JACK LEE & D						
GRANTEE: ANNO DANIEL E & DEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S40 W30 N40 $
.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/12/2023 BY WWX Total Acres: 9.01 Total Land Value: 145,512 Market: 0 Agricultural: 0 Common: 145,512 PRINTED 08/06/2024 BY SYS