W 1/2 LOT 19 20 21 22 23 & 24
L/E OR 1311/1298
CORNWALL SURVEY

ROWE STEVEN ROBERT/BLACKSTOCK P ROXANN ET AL
26927 ROWE RD
HILLIARD, FL 32046

2024

28-3N-24-2020-0019-0020

BUILDING CHARACTERISTICS

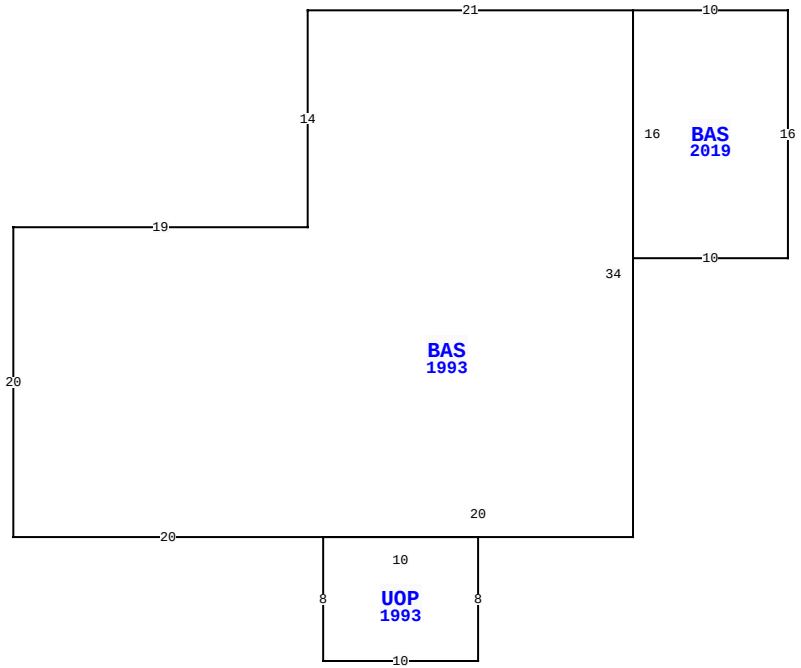
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	5000	IMPROVED 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	1,094	100	1,094	96,574
BAS	160	100	160	14,124
UOP	80	20	16	1,413
TOTALS	1,334		1,270	112,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,270	111.2800	105.72	134,264	1981	1986	0	0	0	16.50	83.50

1 SINGLE FAM – 17% - 2024 Heated Area: 1254 HX Base Yr 2024



26927 ROWE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		112,110
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		436,000
TOTAL MARKET VALUE		153,245
SOH/AGL Deduction		0
ASSESSED VALUE		153,245
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		128,245
TOTAL JUST VALUE		548,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2508/1845	8/20/2021	QC	U	I	11	100
GRANTOR: ROWE STEVEN AUTHOR						
GRANTEE: ROWE KIRSTY & STEVE						
1311/1298	4/22/2005	WD	U	I	01	100
GRANTOR: ROWE ROBERT LEE L/E						
GRANTEE: BLACKSTOCK P ROXANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W10 BAS=[YR=1993] W21 S14 W19 S20 E20
UOP=[YR=1993] S8 E10 N8 W10 $ E20 N34$ S16 E10 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	17	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	370.00	370.00	7,400							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	415.00	415.00	3,735							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	29.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	406,000							

REVIEW DATE 05/28/2020 BY TWA Total Acres: 30.00 Total Land Value: 41,135 Market: 406,000 Agricultural: 11,135 Common: 30,000 PRINTED 08/06/2024 BY SYS