PT OF LOT 38 EX S-7
CORNWALL SURVEY

HAYES AUSTIN L
2636 ROWE RD
HILLIARD, FL 32046

2024

29-3N-24-2020-0038-0020

BUILDING CHARACTERISTICS

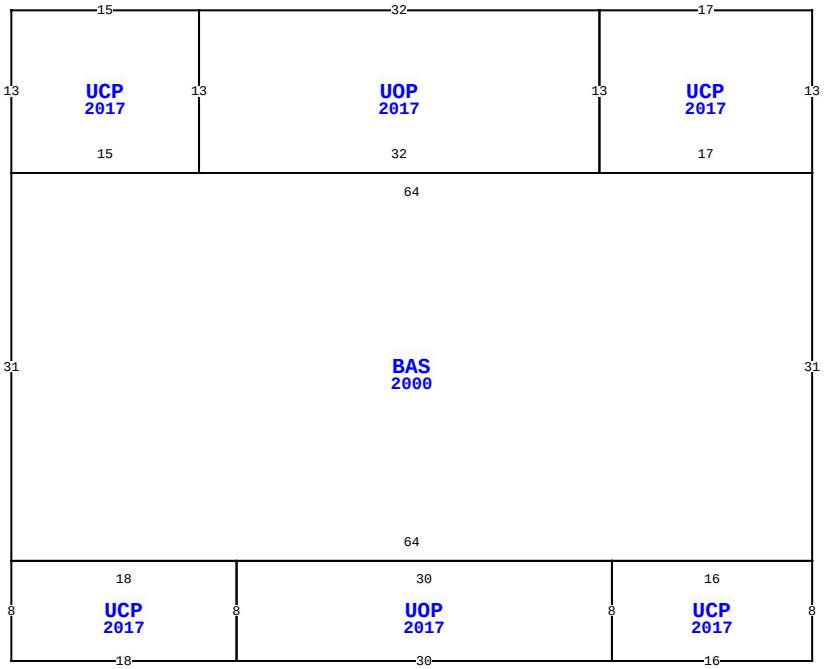
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,984	100	1,984	113,292
UCP	128	20	26	1,485
UCP	144	20	29	1,656
UCP	195	20	39	2,227
UCP	221	20	44	2,513
UOP	240	25	60	3,426
UOP	416	25	104	5,939
TOTALS	3,328		2,286	130,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,286	135.9600	101.97	233,103	2000	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2020 Heated Area: 1984 HX Base Yr 2020



2636 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		130,538
TOTAL MARKET OB/XF VALUE		17,724
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		178,262
SOH/AGL Deduction		34,496
ASSESSED VALUE		143,766
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,766
TOTAL JUST VALUE		178,262
NCON VALUE		8,736
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B27138	NEW CONSTR	0	04/01/2013
B019168	GARAGE	9,400	12/01/2001
MH002987	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2153/0461	10/20/2017	WD	Q	I	01	115,000
GRANTOR: HORNER DANIEL G						
GRANTEE: HAYES AUSTIN L						
0923/1584	3/13/2000	WD	U	I	13	19,500
GRANTOR: HASSELL LISA M						
GRANTEE: HORNER DANIEL G						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2017] W17 UOP=[YR=2017] W32 UCP=[YR=2017] W15 S13 BAS=[YR=2000] S31 UCP=[YR=2017] S8 E18 UOP=[YR=2017] E30 UCP=[YR=2017] E16 N8 W16 S8$ N8 W30 S8$ N8 W18$ E64 N31 W64$ E15 N13$ S13 E32 N13$ S13 E17 N13$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2002	2002	3	30	6,048	
3	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00	10.00	100	2024	2017		78	5,616	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2024	2017		78	3,120	

LAND DESCRIPTION

TOTAL OB/XF 17,724

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/27/2024 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS