PT OF LOTS 38 & 39
IN OR 1847/396
2000 FTWD DW/MH

RHODEN RUSSELL & BARBARA A
26148 ROWE RD
HILLIARD, FL 32046

2024

29-3N-24-2020-0038-0040

BUILDING CHARACTERISTICS

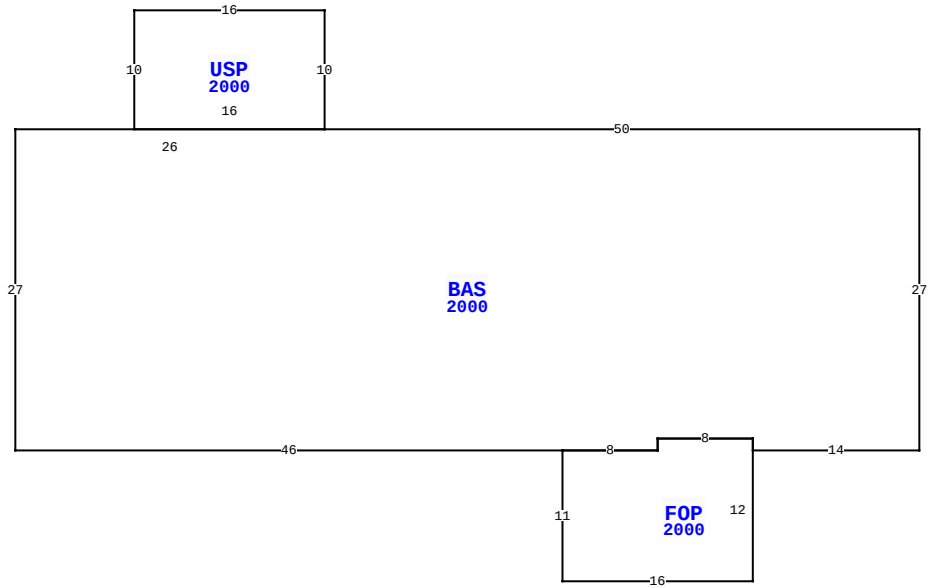
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	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	2,044	100	2,044	95,256
FOP	184	30	55	2,563
USP	160	50	80	3,728
TOTALS	2,388		2,179	101,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,179	135.0800	101.31	220,754	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2014 Heated Area: 2044 HX Base Yr 2014



26148 ROWE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 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		101,547
TOTAL MARKET OB/XF VALUE		9,582
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		210,129
SOH/AGL Deduction		110,575
ASSESSED VALUE		99,554
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,554
TOTAL JUST VALUE		210,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992921	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1847/0396	3/22/2013	WD	Q	I	02	103,000
GRANTOR: PITTS MILES A JR & JA						
GRANTEE: RHODEN RUSSELL & BA						
1541/1085	12/18/2007	QC	U	I	07	100
GRANTOR: MYERS DAVID F						
GRANTEE: MYERS LISA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W50 USP=[YR=2000] N10 W16 S10 E16 $ W26 S27 E46 FOP=[YR=2000] S11 E16 N12 W8 S1 W8 $ E8 N1 E8 S1 E14 N27 $.

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	1999	1999	3	83	2,905	
2	1242	WD DECK A	0	100	0	0	340.00	SF	10.00	10.00	100	2000	2000	3	20	680	
3	0811	CONCRETE B	0	100	0	0	928.00	SF	5.20	5.20	100	2002	2002	3	82	3,957	
4	0300	BOAT DCK W	0	100	17	10	170.00	SF	40.00	40.00	100	2002	2002	3	30	2,040	

LAND DESCRIPTION

TOTAL OB/XF 9,582

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	3.96	AC		1.00	1.00	1.00	25,000.00	25,000.00	99,000							

REVIEW DATE 09/10/2019 BY TWA Total Acres: 3.96 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 08/06/2024 BY SYS