LOTS 33,34,35,36,37,61,62,63 & 64
CORNWALL SURVEY OF

ROWE JIMMY DALE
31393 KNIGHT RD
HILLIARD, FL 32046

2024

33-4N-23-2020-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5401	TIMBER 2-1 SI 90+	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

31393 KNIGHT RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/02/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	466,850
TOTAL MARKET VALUE	32,224
SOH/AGL Deduction	0
ASSESSED VALUE	32,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,224
TOTAL JUST VALUE	466,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	420,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429539	CO ISSUED	0	07/21/2015
B1330260	GARAGE	0	04/01/2015
B1429539	NEW CONSTR	243,423	11/28/2014
E1428444	TEMP POLE	0	11/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1322/0962	6/06/2005	TD	U	V	01	100
GRANTOR: ROWE MONROE E & MADEL						
GRANTEE: ROWE JIMMY DALE						
1221/1027	4/12/2004	QC	U	I	01	100
GRANTOR: ROWE MADELINE K						
GRANTEE: ROWE MONROE E & MAD						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	64.37	AC		1.00	1.00	1.00	415.00	415.00	26,714							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	29.00	AC		1.00	1.00	1.00	190.00	190.00	5,510							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	93.37	AC		1.00	1.00	1.00	5,000.00	5,000.00	466,850							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 93.37 Total Land Value: 32,224 Market: 466,850 Agricultural: 32,224 Common: 0 PRINTED 08/06/2024 BY SYS