LOT 38
CORNWALL SURVEY OF
SEC 33-4N-23E PBK O/31

ROWE JIMMY DALE
31393 KNIGHT RD
HILLIARD, FL 32046

2024

33-4N-23-2020-0038-0000

BUILDING CHARACTERISTICS

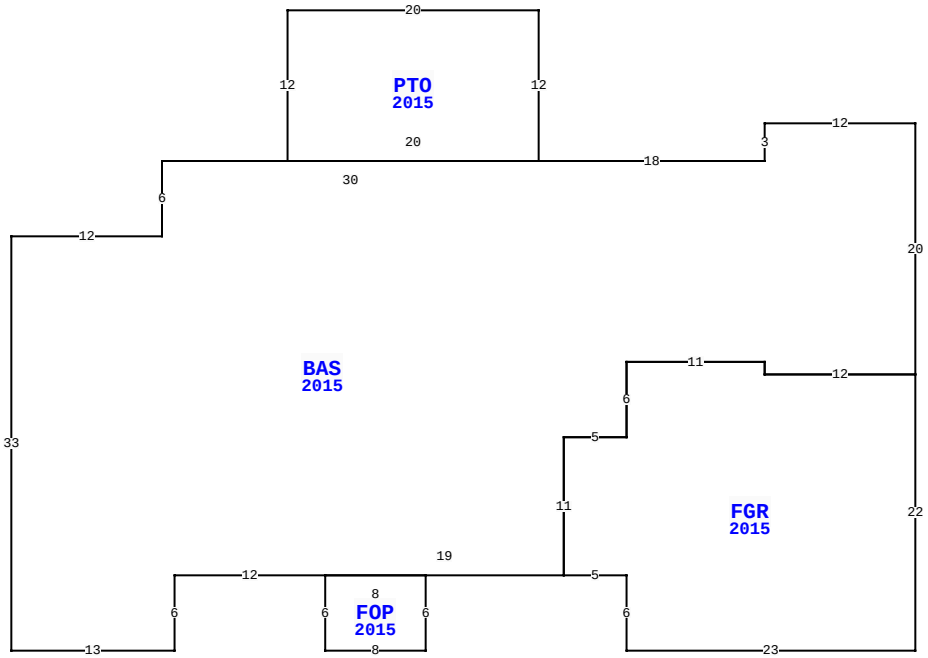
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,984	100	1,984	245,504
FGR	572	55	315	38,979
FOP	48	30	14	1,732
PTO	240	5	12	1,485
TOTALS	2,844		2,325	287,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,325	105.3108	131.64	306,063	2015	2015	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2016 Heated Area: 1984 HX Base Yr 2016



31393 KNIGHT RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,010
TOTAL MARKET OB/XF VALUE		7,608
TOTAL LAND VALUE - MARKET		209,170
TOTAL MARKET VALUE		357,531
SOH/AGL Deduction		109,107
ASSESSED VALUE		248,424
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		198,424
TOTAL JUST VALUE		532,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W12 S3 W18 PTO=[YR=2015] N12 W20 S12 E20$ W30 S6 W12 S33 E13 N6 E12 FOP=[YR=2015] S6 E8 N6 W8 $ E19 FGR=[YR=2015] E5 S6 E23 N22 W12 N1 W11 S6 W5 S11$ N11 E5 N6 E11 S1 E12 N20$.

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	0681	POLE SHED	0	100	0	0	780.00	SF	15.00	15.00	100	2000	2000	3	28	3,276	
2	0812	CONCRETE C	0	100	0	0	1,140.00	SF	4.00	4.00	100	2015	2015	3	95	4,332	

LAND DESCRIPTION

TOTAL OB/XF 7,608

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	9.43	AC		1.00	1.00	1.00	415.00	415.00	3,913							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.43	AC		1.00	1.00	1.00	19,000.00	19,000.00	179,170							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.43 Total Land Value: 33,913 Market: 179,170 Agricultural: 3,913 Common: 30,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

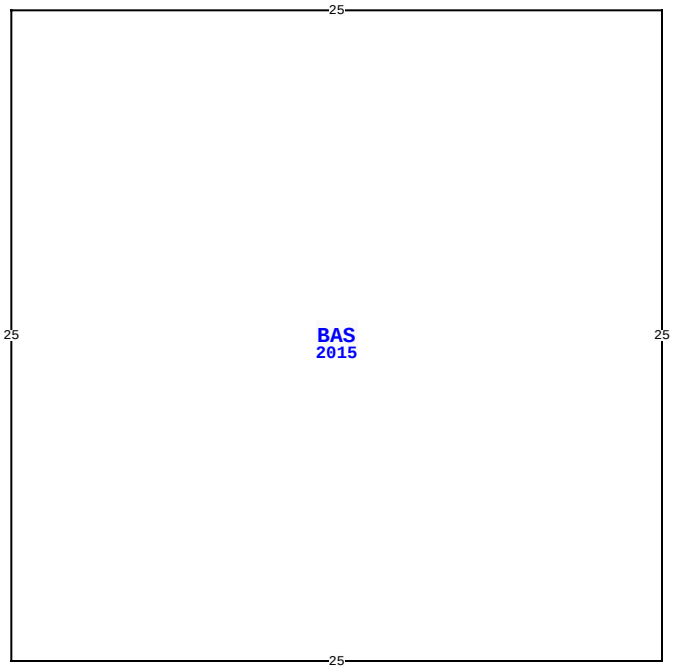
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	625	28,311
TOTALS	625		625	28,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
6500	01	625	67.0450	23.47	14,669	2015	2015	0	0	193	8.00	193.00

2 GARAGE RES – 100% - 2016 Heated Area: 625 HX Base Yr 2016



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GRANTOR: ROWE MONROE E & MADEL
GRANTEE: ROWE JIMMY DALE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W25 S25 E25 N25$.

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

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.43 Total Land Value: 33,913 Market: 179,170 Agricultural: 3,913 Common: 30,000 PRINTED 08/06/2024 BY SYS