LOT 11 (EX S-1 S-2 & S-3)
IN OR 358 PG 270
CORNWALL SURVEY

ROWE MELVERINE EST
27093 ROWE LANE
HILLIARD, FL 32046

2025

05-3N-24-2020-0011-0000

BUILDING CHARACTERISTICS

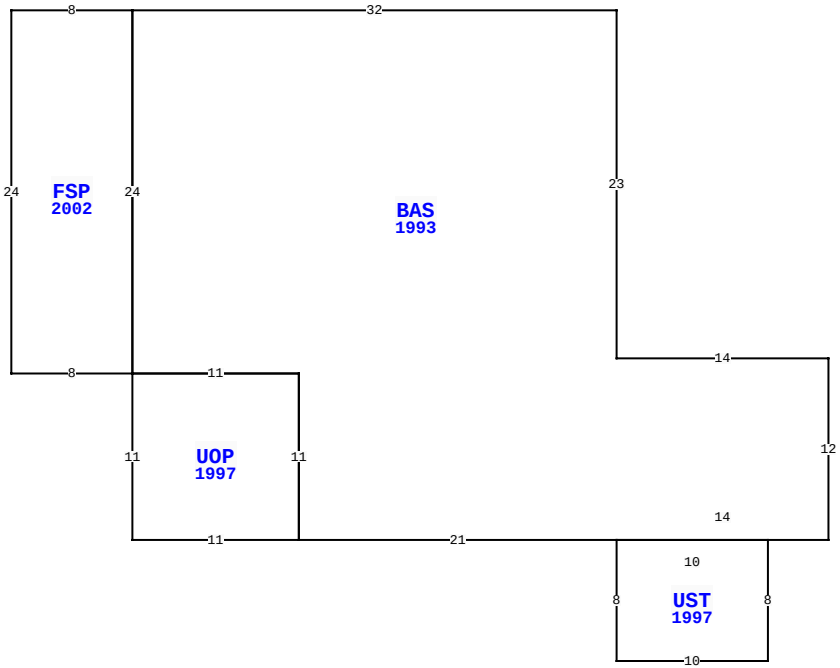
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 90
Interior Wall	08	DECORATIVE 10
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,167	100	1993	1,167	36,148
FSP	192	40	2002	77	2,385
UOP	121	20	1997	24	744
UST	80	45	1997	36	1,115
TOTALS	1,560			1,304	40,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,304	61.9476	61.95	80,783	1961	1961	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 1167 HX Base Yr



27093 ROWE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,392
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	87,500
TOTAL MARKET VALUE	127,892
SOH/AGL Deduction	41,827
ASSESSED VALUE	86,065
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,065
TOTAL JUST VALUE	127,892
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0358/0270	4/01/1982	FS	U	I		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FSP=[YR=2002] W8 S24 E8 N24$ S24
UOP=[YR=1997] S11 E11 N11 W11 $ E11 S11 E21 UST=[YR=1997] S8 E10 N8 W10$ E14 N12 W14 N23$.

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	000100	C	RES	0	0007	A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS