PT OF LOT 29
IN OR 1248/545
CORNWALL SURVEY S/D OF

ROWE CRAIG SR & CONNIE V
2963 PAINT HORSE TRL
HILLIARD, FL 32046

2025

17-3N-24-2020-0029-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

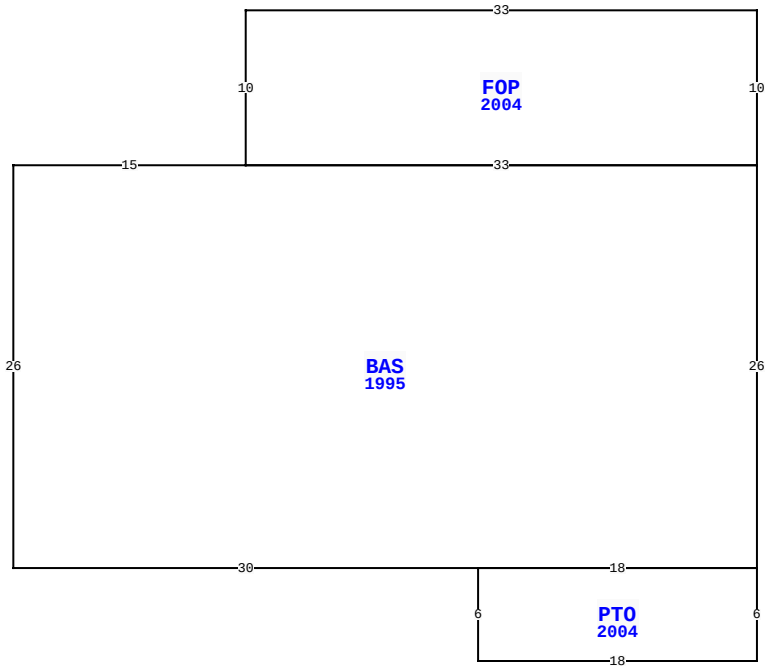
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1995	1,248	127,381
FOP	330	30	2004	99	10,105
PTO	108	5	2004	5	510
TOTALS	1,686			1,352	137,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,352	119.0280	119.03	160,929	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 0 Heated Area: 1248 HX Base Yr



15770 CR 108, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	137,997
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,700
TOTAL MARKET VALUE	208,697
SOH/AGL Deduction	31,653
ASSESSED VALUE	177,044
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,044
TOTAL JUST VALUE	208,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1248/0545	7/26/2004	WD	Q	I		123,000
GRANTOR: RUDD RANDEL W & SHELL						
GRANTEE: ROWE CRAIG SR & CON						
0746/1990	12/21/1995	WD	Q	I		50,000
GRANTOR: TURNER DEBRA G						
GRANTEE: RUDD RANDEL W & SHE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W33 S10 BAS=[YR=1995] W15 S26 E30 PTO=[YR=2004] S6 E18 N6 W18$ E18 N26 W33$ E33 N10$.

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	0004	A-1	0.00	0.00	2.02	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,700							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 2.02 Total Land Value: 70,700 Market: 0 Agricultural: 0 Common: 70,700 PRINTED 07/30/2025 BY SYS