IN OR 783/970 R787674

THOMAS DEBRA ANN ROWE
22118 COUNTY ROAD 121
HILLIARD, FL 32046

**2025**

22-2N-23-0000-0002-0110

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

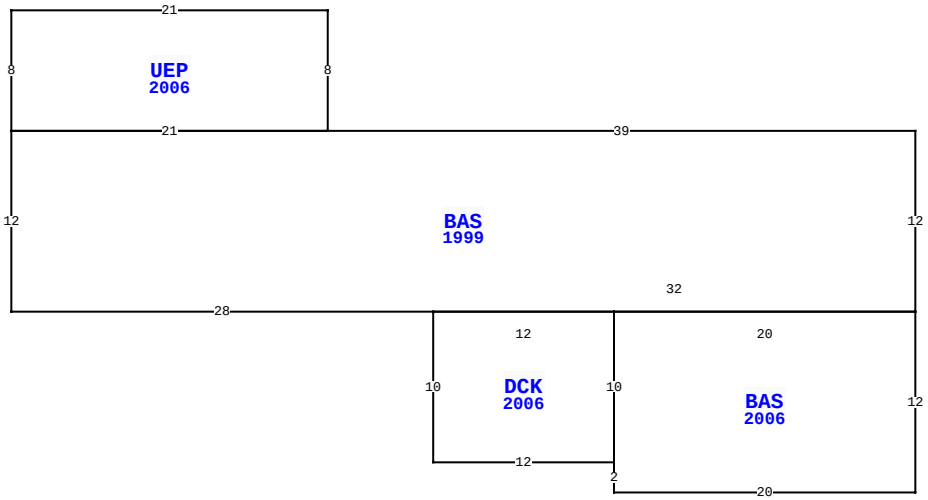
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 06 | CUST PANEL 70 |
| Interior Wall | 05 | DRYWALL 30 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 720 | 100 | 1999 | 720 | 17,764 |
| BAS | 240 | 100 | 2006 | 240 | 5,921 |
| DCK | 120 | 15 | 2006 | 18 | 444 |
| UEP | 168 | 70 | 2006 | 118 | 2,911 |
| TOTALS | 1,248 | | | 1,096 | 27,040 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,096 | 102.8000 | 82.24 | 90,135 | 1977 | 1980 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2000 Heated Area: 960 HX Base Yr 2000




22118 CR 121, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/21/2025 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 27,040 |
| TOTAL MARKET OB/XF VALUE | | 6,079 |
| TOTAL LAND VALUE - MARKET | | 83,700 |
| TOTAL MARKET VALUE | | 116,819 |
| SOH/AGL Deduction | | 67,767 |
| ASSESSED VALUE | | 49,052 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 24,052 |
| TOTAL JUST VALUE | | 116,819 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 85,995 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH98 | MH MOVE-ON | 0 | 10/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0783/0970 | 1/28/1997 | QC | Q | V | 01 | 100 |

GRANTOR: ROWE HERBERT R & FAYE

GRANTEE: ROWE DEBRA A

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W39 UEP=[YR=2006] N8 W21 S8 E21$ W21 S12 E28 DCK=[YR=2006] S10 E12 BAS=[YR=2006] S2 E20 N12 W20 S10 $ N10 W12$ E32 N12$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 120.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 75 | 585 | |
| 2 | 0350 | CARPORT WD | 0 | 100 | 28 | 18 | 504.00 | SF | 13.00 | 13.00 | 100 | 2004 | 2004 | 3 | 21 | 1,376 | |
| 3 | 0350 | CARPORT WD | 0 | 100 | 30 | 48 | 1,440.00 | SF | 13.00 | 13.00 | 100 | 2005 | 2005 | 3 | 22 | 4,118 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,079

| 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 | 100 | 0004 | OR | 0.00 | 0.00 | 1.86 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 83,700 | | | | | | | |

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.86 Total Land Value: 83,700 Market: 0 Agricultural: 0 Common: 83,700 PRINTED 07/30/2025 BY SYS