PT OF NE1/4 OF SW1/4
PAR 4-1 4-7 & 2-3 EX 4-16
1995 WEST SW/MH

ROWE TAYLOR DANIEL
21796 CR 121
HILLIARD, FL 32046

2025

22-2N-23-0000-0004-0010

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	01	NONE 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

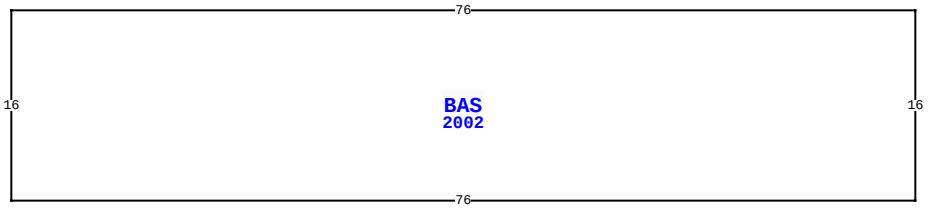
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2002	1,216	33,861
TOTALS	1,216			1,216	33,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	109.2000	92.82	112,869	1995	1995	0	0	0	70.00	30.00

2 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



20654 GORDEN HILL LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	33,861
TOTAL MARKET OB/XF VALUE	1,080
TOTAL LAND VALUE - MARKET	247,180
TOTAL MARKET VALUE	87,681
SOH/AGL Deduction	12,594
ASSESSED VALUE	75,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,087
TOTAL JUST VALUE	282,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5118	CO ISSUED	0	01/14/2009
MH085118	MH MOVE-ON	0	08/01/2008
P13435	OTHER	0	08/01/2008
MH98	MH MOVE-ON	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1918/1219	10/25/2013	QC	U	I	11	100
GRANTOR: ROWE SHARON DIANE						
GRANTEE: ROWE TAYLOR DANIEL						
1812/1293	9/11/2012	QC	U	I	11	100
GRANTOR: ROWE SHARON DIANE						
GRANTEE: ROWE SHARON DIANE						

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	0680	POLE SHED	0	0	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	27	1,080	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S16 E76 N16 $.

LAND DESCRIPTION

TOTAL OB/XF 1,080

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	AGRICULTURAL	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	009530	C	POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.24	AC		1.00	1.00	1.00	500.00	500.00	1,120							
4	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	515.00	515.00	4,120							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.24	AC		1.00	1.00	1.00	19,500.00	19,500.00	199,680							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 12.24 Total Land Value: 52,740 Market: 199,680 Agricultural: 5,240 Common: 47,500 PRINTED 07/30/2025 BY SYS