PT OF SEC 23-2N-23E
IN OR 705/93 & OR 2366/1251
PAR 3-3 & 8

BEAVER CREEK FARMS PARTNERSHIP
C/O JOHN R ROWE, 22136 COUNTY ROAD 121
HILLIARD, FL 32046

2025

23-2N-23-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

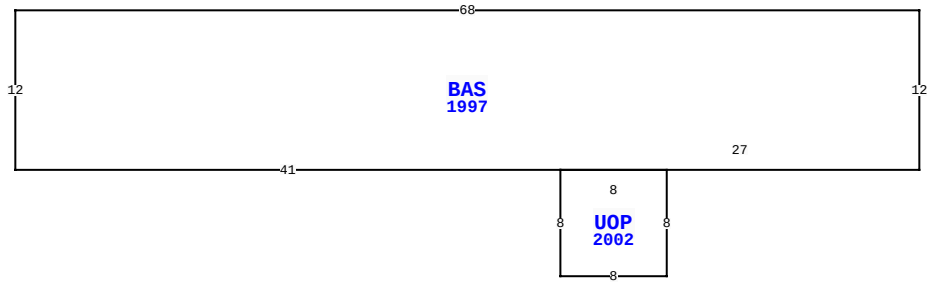
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1997	816	17,626
UOP	64	25	2002	16	346
TOTALS	880			832	17,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	832	90.0000	72.00	59,904	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 816 HX Base Yr



25271 BEAVER CREEK DR, 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	17,971
TOTAL MARKET OB/XF VALUE	61,374
TOTAL LAND VALUE - MARKET	577,785
TOTAL MARKET VALUE	154,787
SOH/AGL Deduction	17,203
ASSESSED VALUE	137,584
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,584
TOTAL JUST VALUE	657,130
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	545,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2366/1251	5/14/2020	SW	U	V	11	100
GRANTOR: ROWE DOTTIE						
GRANTEE: BEAVER CREEK FARMS						
0705/0093	5/20/1994	WD	U	V	09	154,200
GRANTOR: SPANN GARY & ELIZABET						
GRANTEE: BEAVER CREEK FARM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W68 S12 E41 UOP=[YR=2002] S8 E8 N8 W8$ E27 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	0370	CHICKEN HS	0	0	40	510	20,400.00	SF	0.40	0.40	100	1994	1994	3	20	1,632	
2	0370	CHICKEN HS	0	0	40	510	20,400.00	SF	0.40	0.40	100	1994	1994	3	20	1,632	
3	0370	CHICKEN HS	0	0	40	315	12,600.00	SF	0.40	0.40	100	1994	1994	3	20	1,008	
4	0370	CHICKEN HS	0	0	40	510	20,400.00	SF	0.40	0.40	100	1994	1994	3	20	1,632	
5	0681	POLE SHED	0	0	20	40	800.00	SF	15.00	15.00	100	1997	1997	3	24	2,880	
6	0681	POLE SHED	0	0	32	24	768.00	SF	15.00	15.00	100	1998	1998	3	25	2,880	
7	0681	POLE SHED	0	0	64	32	2,048.00	SF	15.00	15.00	100	2000	2000	3	27	8,294	
8	0350	CARPORT WD	0	0	20	40	800.00	SF	13.00	13.00	100	2015	2015	3	65	6,760	
9	0350	CARPORT WD	0	0	12	40	480.00	SF	13.00	13.00	100	2015	2015	3	65	4,056	
10	0201	BARN WD 10	0	0	60	40	2,400.00	SF	17.00	17.00	100	2015	2015	3	75	30,600	

TOTAL OB/XF 61,374

LAND DESCRIPTION

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	66.87	AC		1.00	1.00	1.00	370.00	370.00	24,742							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	190.00	190.00	5,700							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	96.87	AC		1.00	1.00	1.00	5,500.00	5,500.00	532,785							

REVIEW DATE 04/01/2020 BY TWA Total Acres: 97.87 Total Land Value: 75,442 Market: 532,785 Agricultural: 30,442 Common: 45,000 PRINTED 07/30/2025 BY SYS