PT OF LOT 53 (S-7)
IN OR 2519/1643
CORNWALL SURVEY

ROWELL MINNIE/ROWELL ROBERT E
28105 RAMBLE LANE
HILLIARD, FL 32046

2025

23-4N-23-2020-0053-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

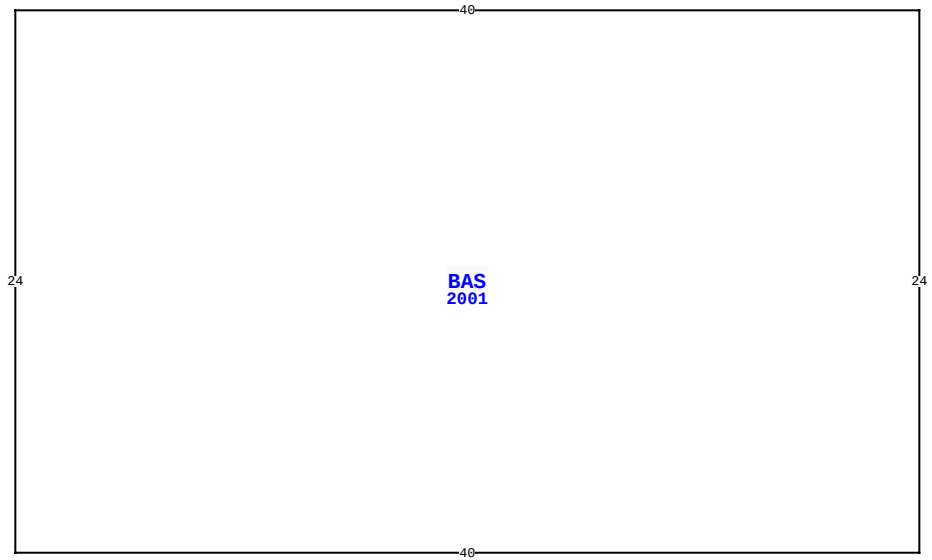
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2001	960	110,558
TOTALS	960			960	110,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	150.5400	127.96	122,842	2000	2018	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2022 Heated Area: 960 HX Base Yr 2022



28105 RAMBLE LN, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		110,558
TOTAL MARKET OB/XF VALUE		7,011
TOTAL LAND VALUE - MARKET		62,550
TOTAL MARKET VALUE		180,119
SOH/AGL Deduction		46,467
ASSESSED VALUE		133,652
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,930
TOTAL JUST VALUE		180,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2519/1643	11/26/2021	QC	U	I	11	100
GRANTOR: ROWELL MINNIE						
GRANTEE: ROWELL MINNIE & ROB						
2449/0036	3/26/2021	WD	Q	I	02	146,000
GRANTOR: TURNER TONY R & PATRI						
GRANTEE: ROWELL MARVIN & MIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W40 S24 E40 N24$.

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	0351	CARPORT MT	0	100	35	20	700.00	SF	6.90	6.90	100	2021	2021	3	90	4,347	
2	1242	WD DECK A	0	100	18	12	216.00	SF	10.00	10.00	100	2021	2021	3	90	1,944	
3	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2021	2021	3	90	720	

LAND DESCRIPTION

TOTAL OB/XF 7,011

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	0007	OR	0.00	0.00	1.39	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,550							

REVIEW DATE 08/10/2021 BY TW Total Acres: 1.39 Total Land Value: 62,550 Market: 0 Agricultural: 0 Common: 62,550 PRINTED 07/30/2025 BY SYS