PT OF SEC 26-2N-23E
IN OR 1175/299 & OR 1368/1837
& OR 2369/923

WHITE CHRISTOPHER & AMANDA
4934 ROWE CUTOFF RD
HILLIARD, FL 32046

2025

26-2N-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

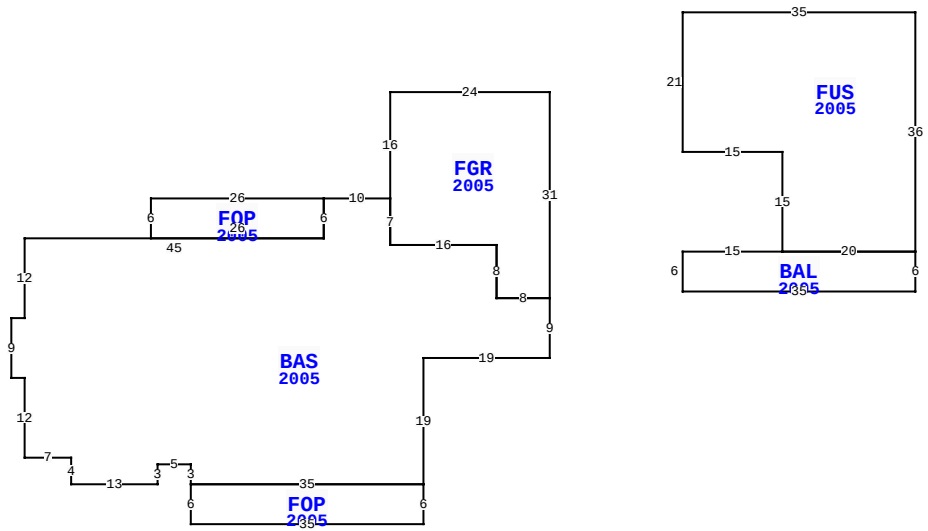
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	210	15	2005	32	3,834
BAS	2,509	100	2005	2,509	300,569
FGR	616	55	2005	339	40,611
FOP	156	30	2005	47	5,630
FOP	210	30	2005	63	7,547
FUS	1,035	100	2005	1,035	123,989
TOTALS	4,736			4,025	482,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,025	86.4072	136.52	549,493	2005	2005	0	0	0	12.25	87.75

1 SFR CUST – 100% - 2006 Heated Area: 3544 HX Base Yr 2006



4934 ROWE CUTOFF RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		482,180
TOTAL MARKET OB/XF VALUE		8,446
TOTAL LAND VALUE - MARKET		64,800
TOTAL MARKET VALUE		555,426
SOH/AGL Deduction		299,702
ASSESSED VALUE		255,724
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,002
TOTAL JUST VALUE		555,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413510	NEW CONSTR	249,293	01/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2369/0923	4/02/2020	SW	U	V	11	100
GRANTOR: RNHJ HOLDINGS INC						
GRANTEE: WHITE CHRISTOPHER &						
1368/1837	11/23/2005	WD	Q	V	06	100
GRANTOR: WHITTY CHAD B & JENNI						
GRANTEE: WHITE CHRISTOPHER &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W24 S16 BAS=[YR=2005] W10 FOP=[YR=2005] W26 S6 E26 N6$ S6 W45 S12 W2 S9 E2 S12 E7 S4 E13 N3 E5 S3 FOP=[YR=2005] S6 E35 N6 W35$ E35 N19 E19 N9 W8 N8 W16 N7$ S7 E16 S8 E8 N31$ PTR=E20 S30 BAL=[YR=2005] N6 E15 FUS=[YR=2005] N15 W15 N21 E35 S36 W20$ E20 S6 W35$ N30 W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	60	26	1,560.00	SF	4.00	4.00	100	2006	2006	3	86	5,366	

LAND DESCRIPTION

TOTAL OB/XF 8,446

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	0005	OR	0.00	0.00	1.44	AC		1.00	1.00	1.00	45,000.00	45,000.00	64,800							

REVIEW DATE 08/06/2021 BY TWA Total Acres: 1.44 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 07/30/2025 BY SYS