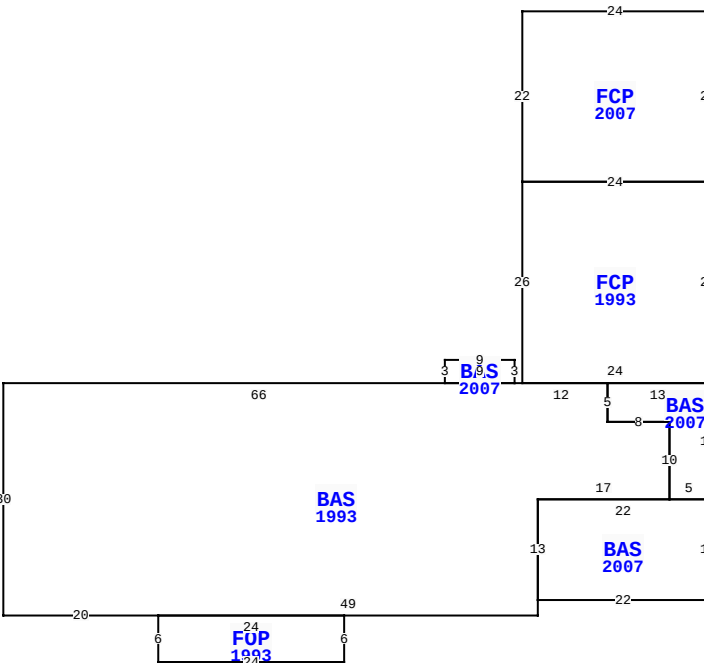


RNHJ HOLDINGS INC
PO BOX 455
CALLAHAN, FL 32011-0455

26-2N-23-0000-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION																				PAGE 1 of 1									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY							
Exterior Wall	20	FACE BRICK 100								0500	01	3,044	90.1692	142.47	433,679	1979	2000	0	0	18.00	82.00	VALUATION BY STANDARD							
Roof Structure	03	GABLE/HIP 100								1 SFR CUST - 0% - 0										Heated Area: 2713 HX Base Yr									
Roof Cover	03	COMP SHNGL 100																		Tax Group: 6						Tax Dist:			
Interior Wall	04	PLYWOOD 50																		BUILDING MARKET VALUE						355,617			
Interior Wall	05	DRYWALL 50																		TOTAL MARKET OB/XF VALUE						15,875			
Interior Floor	14	CARPET 70																		TOTAL LAND VALUE - MARKET						328,760			
Interior Floor	11	CLAY TILE 30																		TOTAL MARKET VALUE						441,388			
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction						147,344			
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE						294,044			
Bedrooms	4	100																		TOTAL EXEMPTION VALUE						0			
Bathrooms	2	100																		BASE TAXABLE VALUE						294,044			
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE						700,252			
Stories	1.	1. 100								NCON VALUE						0													
Units	0	100								INCOME VALUE																			
BUD8 Adjustme	06	DIST 1D 100								PREVIOUS YEAR MKT VALUE						589,179													
Occupancy	00	NONE 100																											
Quality		01	Quality Level 01																										
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	2,285	100	1993	2,285	266,946																								
BAS	27	100	2007	27	3,155																								
BAS	115	100	2007	115	13,435																								
BAS	286	100	2007	286	33,412																								
FCP	624	25	1993	156	18,225																								
FCP	528	25	2007	132	15,421																								
FOP	144	30	1993	43	5,023																								
TOTALS	4,009			3,044	355,617																								
EXTRA FEATURES										4413 ROWE CUTOFF RD, HILLIARD																			
										BLD DATE						LGL DATE		05/21/2025		MLU									
										XF DATE						LAND DATE		10/29/2024		KBA									
										INC DATE						AG DATE													
L N	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	0	0	1.00	UT	3,500.00	100	1980	1980	3	44	1,540															
2	0510	GARAGE WD-	0	0	21	20	SF	26.25	100	1980	1980	3	20	2,205															
3	0202	BARN WD 30	0	0	0	0	SF	3.00	100	1980	1980	3	20	1,229															
4	0812	CONCRETE C	0	0	0	0	SF	4.00	100	1980	1980	3	30	8,875															
5	0680	POLE SHED	0	0	20	19	SF	7.50	100	1990	1990	3	20	570															
6	0812	CONCRETE C	0	0	0	0	SF	0.80	100	1970	1970	3	20	1,456															
LAND DESCRIPTION										TOTAL OB/XF 15,875																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		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	18.50	AC		1.00	1.00	1.00	370.00	370.00	6,845												
3	005970	A	AGRICULTURAL	0		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	70.00	70.00	88												
4	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	12.53	AC		1.00	1.00	1.00	685.00	685.00	8,583												
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	32.28	AC		1.00	1.00	1.00	8,500.00	8,500.00	274,380												
6	000100	C	RES	0		OR	0.00	0.00	2.68	AC		1.00	1.00	0.10	35,000.00	3,500.00	9,380												
REVIEW DATE	08/06/2021	BY	TWA	Total Acres: 35.96		Total Land Value: 69,896				Market: 274,380				Agricultural: 15,516		Common: 54,380		PRINTED 07/30/2025 BY SYS											