PT OF NW1/4 OF NE1/4 OF
SEC 26-2N-23E IN OR 2364/730

LOYD BENJAMIN CALEB & DAWN
4750 ROWE CUT OFF RD
HILLIARD, FL 32046

2025

26-2N-23-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

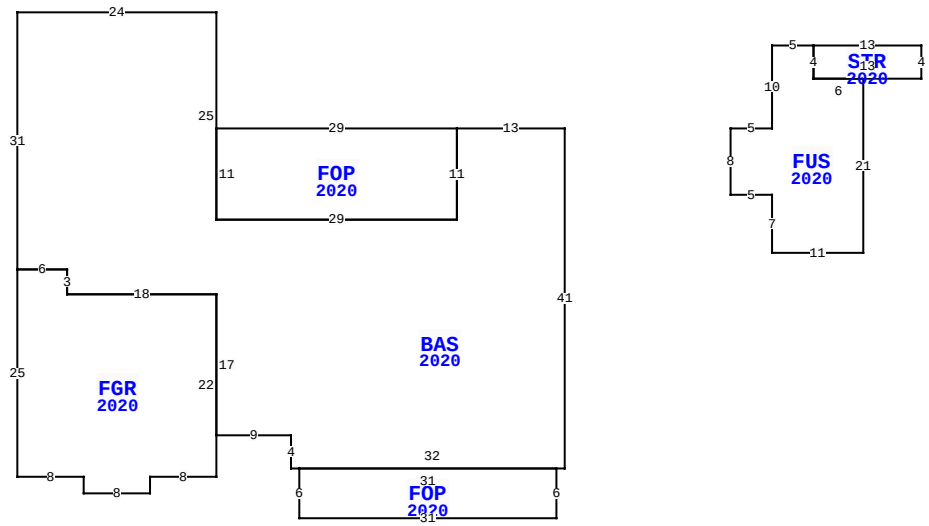
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,165	100	2020	2,165	319,260
FGR	562	55	2020	309	45,566
FOP	186	30	2020	56	8,258
FOP	319	30	2020	96	14,156
FUS	291	100	2020	291	42,913
STR	52	10	2020	5	738
TOTALS	3,575			2,922	430,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,922	94.7520	149.71	437,453	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 2456 HX Base Yr 2021



4750 ROWE CUT-OFF RD, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		430,891
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		145,800
TOTAL MARKET VALUE		576,691
SOH/AGL Deduction		182,941
ASSESSED VALUE		393,750
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		343,028
TOTAL JUST VALUE		576,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009010	CO ISSUED	0	09/28/2020
20005137	NEW CONSTR	310,050	06/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2364/0730	5/28/2020	SW	Q	V	01	60,000
GRANTOR: RNHJ HOLDINGS INC						
GRANTEE: LOYD BENJAMIN CALEB						
1551/0823	12/31/2007	WD	U	I	19	50,000
GRANTOR: WHITTY CHAD B & JENNI						
GRANTEE: RNHJ HOLDINGS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FOP=[YR=2020] W29 S11 E29 N11$ S11 W29 N25 W24 S31 FGR=[YR=2020] S25 E8 S2 E8 N2 E8 N22 W18 N3 W6$ E6 S3 E18 S17 E9 S4 E1 FOP=[YR=2020] S6 E31 N6 W31$ E32 N41$ PTR=E20 FUS=[YR=2020] E5 N10 E5 STR=[YR=2020] E13 S4 W13 N4$ S4 E6 S21 W11 N7 W5 N8$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	4.86	AC		1.00	1.00	1.00	30,000.00	30,000.00	145,800							

REVIEW DATE 08/06/2021 BY TWA Total Acres: 4.86 Total Land Value: 145,800 Market: 0 Agricultural: 0 Common: 145,800 PRINTED 07/30/2025 BY SYS