PT OF GOVT LOT 2
IN OR 1326/99
2007 SKYO DWMH

ROWELL MILTON R & SHARON
2600 GALLANT LANE
HILLIARD, FL 32046

2025

28-2N-23-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

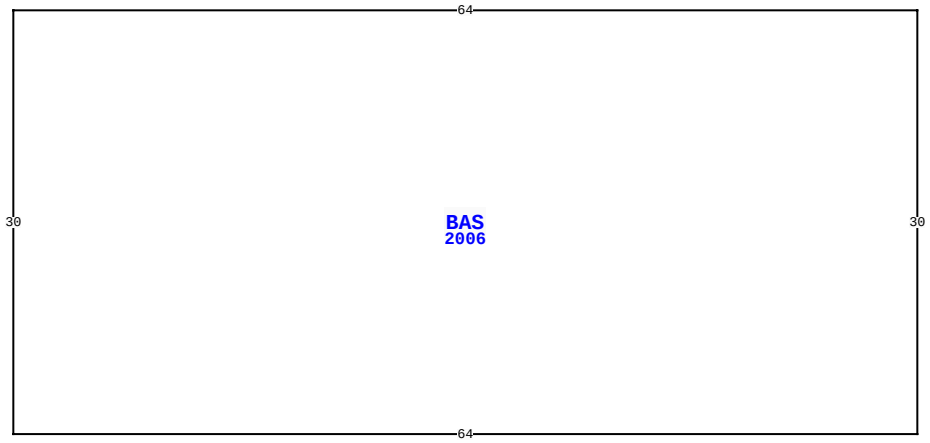
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2006	1,920	140,905
TOTALS	1,920			1,920	140,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,920	154.1800	131.05	251,616	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2007 Heated Area: 1920 HX Base Yr 2007



2600 GALLANT LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		140,905
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		79,520
TOTAL MARKET VALUE		220,425
SOH/AGL Deduction		120,527
ASSESSED VALUE		99,898
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,176
TOTAL JUST VALUE		220,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4786	MH MOVE-ON	0	07/07/2006
B17749	FOUNDATION	1,950	05/01/2006
E17345	ELEC OTHER	0	05/01/2006
M11523	MECH OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/0099	6/15/2005	WD	Q	V	01	100

GRANTOR: ROWELL JOHNNY & SANDR
GRANTEE: ROWELL MILTON R & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W64 S30 E64 N30$.

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	2.84	AC		1.00	1.00	0.80	35,000.00	28,000.00	79,520							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.84 Total Land Value: 79,520 Market: 0 Agricultural: 0 Common: 79,520 PRINTED 07/30/2025 BY SYS