PT OF GOVT LOT 2 IN
SEC 28-2N-23E IN OR 2382/986

ROWELL MILTON R JR & SHARON M
2600 GALLANT WAY
HILLIARD, FL 32046

2025

28-2N-23-0000-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

GALLANT WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	302,640
TOTAL MARKET VALUE	133,255
SOH/AGL Deduction	0
ASSESSED VALUE	133,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,255
TOTAL JUST VALUE	302,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2382/0986	8/04/2020	WD	U	V	11	100

GRANTOR: ROWELL SANDRA JOYCE

GRANTEE: ROWELL MILTON RICKY

BUILDING NOTES

BUILDING DIMENSIONS

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	0		OR	0.00	0.00	6.62	AC		1.00	1.00	1.00	19,500.00	19,500.00	129,090							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	8.90	AC		1.00	1.00	1.20	390.00	468.00	4,165							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.90	AC		1.00	1.00	1.00	19,500.00	19,500.00	173,550							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 15.52 Total Land Value: 133,255 Market: 173,550 Agricultural: 4,165 Common: 129,090 PRINTED 07/30/2025 BY SYS