PT OF NE1/4 OF SE1/4
EX 1-18
IN OR 1193/1006

NAUGLE CHARLES C & KATHLEEN C
261489 ROWE RD
HILLIARD, FL 32046

**2025**

**28-3N-24-0000-0001-0020**

## BUILDING CHARACTERISTICS

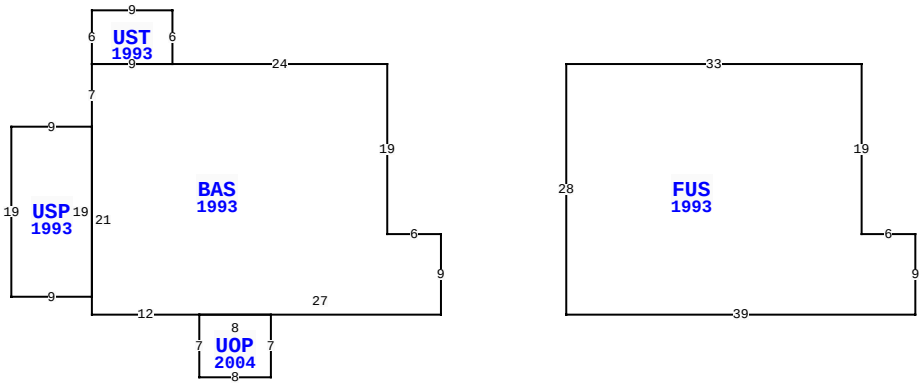
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 20 | FACE BRICK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 978 | 100 | 1993 | 978 | 73,576 |
| FUS | 978 | 100 | 1993 | 978 | 73,576 |
| UOP | 56 | 20 | 2004 | 11 | 828 |
| USP | 171 | 30 | 1993 | 51 | 3,837 |
| UST | 54 | 45 | 1993 | 24 | 1,805 |
| TOTALS | 2,237 | | | 2,042 | 153,621 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,042 | 101.4300 | 101.43 | 207,120 | 1976 | 1976 | 0 | 0 | 0 | 25.83 | 74.17 |

1 SINGLE FAM – 0% - 0 Heated Area: 1956 HX Base Yr




261489 ROWE RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 253,633 |
| TOTAL MARKET OB/XF VALUE | 2,444 |
| TOTAL LAND VALUE - MARKET | 90,000 |
| TOTAL MARKET VALUE | 346,077 |
| SOH/AGL Deduction | 40,137 |
| ASSESSED VALUE | 305,940 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 305,940 |
| TOTAL JUST VALUE | 346,077 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 319,882 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1213149 | REPAIR/RRF | 2,800 | 10/01/2012 |
| 5047 | ADDITION | 11,016 | 07/21/1988 |
| 4936 | GARAGE | 16,656 | 05/31/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1193/1006 | 12/05/2003 | WD | Q | I | 01 | 30,900 |
| GRANTOR: NAUGLE STAN | | | | | | |
| GRANTEE: NAUGLE CHARLES & KA | | | | | | |
| 0905/1955 | 10/29/1999 | QC | Q | I | 01 | 23,300 |
| GRANTOR: JOHNSON LINDA NAUGLE | | | | | | |
| GRANTEE: NAUGLE STAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 UST=[YR=1993] N6 W9 S6 E9$ W9 S7
USP=[YR=1993] W9 S19 E9 N19$ S21 E12 UOP=[YR=2004] S7 E8 N7
W8$ E27 N9 W6 N19$ PTR=E20 FUS=[YR=1993] E33 S19 E6 S9 W39
N28$ 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,175.00 | SF | 4.00 | 4.00 | 100 | 1988 | 1988 | 3 | 52 | 2,444 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,444

| 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 | 0006 | OR | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 90,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS

PT OF NE1/4 OF SE1/4
EX 1-18
IN OR 1193/1006

NAUGLE CHARLES C & KATHLEEN C
261489 ROWE RD
HILLIARD, FL 32046

**2025**

**28-3N-24-0000-0001-0020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

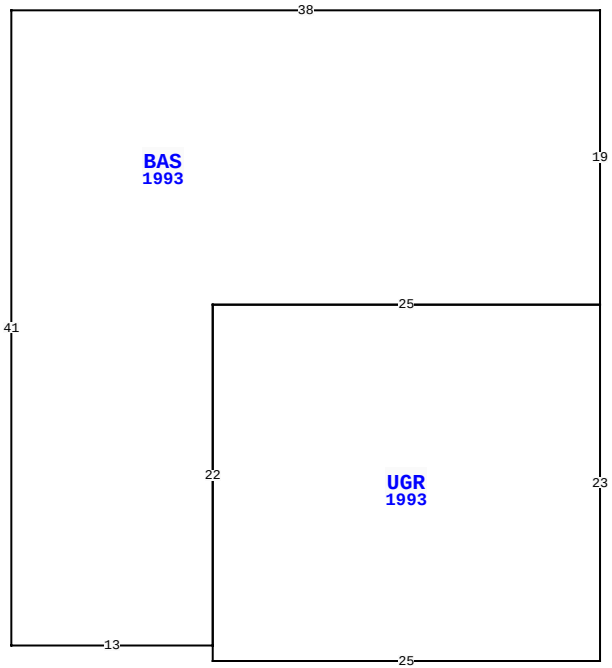
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,008 | 100 | 1993 | 1,008 | 79,567 |
| UGR | 575 | 45 | 1993 | 259 | 20,444 |
| TOTALS | 1,583 | | | 1,267 | 100,012 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,267 | 95.6800 | 95.68 | 121,227 | 1989 | 1989 | 0 | 0 | 0 | 17.50 | 82.50 |

2 SINGLE FAM – 0% - 0 Heated Area: 1008 HX Base Yr




261489 ROWE RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
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## NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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| ASSESSED VALUE | 305,940 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 305,940 |
| TOTAL JUST VALUE | 346,077 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 319,882 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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| | | | |

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| GRANTOR: NAUGLE STAN | | | | | | |
| GRANTEE: NAUGLE CHARLES & KA | | | | | | |
| 0905/1955 | 10/29/1999 | QC | Q | I | 01 | 23,300 |
| GRANTOR: JOHNSON LINDA NAUGLE | | | | | | |
| GRANTEE: NAUGLE STAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W38 S41 E13 UGR=[YR=1993] S1 E25 N23W25 S22$
N22 E25 N19$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS