LOTS 4 5 & 6
FOREST FARMS OR 2653/1369

FAGLER JEFFREY C & ANNE M
261185 ROWE RD
HILLIARD, FL 32046

2025

28-3N-24-2023-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

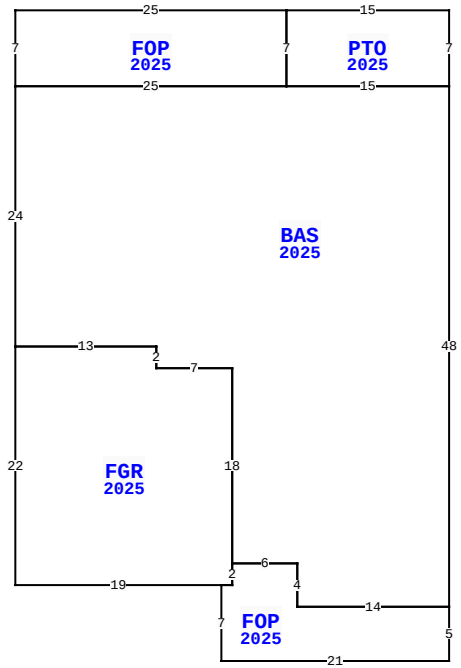
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100	2025	1,430	223,967
FGR	426	55	2025	234	36,649
FOP	131	30	2025	39	6,108
FOP	175	30	2025	52	8,144
PTO	105	5	2025	5	783
TOTALS	2,267			1,760	275,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,760	118.6500	156.62	275,651	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1430 HX Base Yr 2025



261185 ROWE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,651
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		408,851
SOH/AGL Deduction		304,676
ASSESSED VALUE		104,175
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,453
TOTAL JUST VALUE		408,851
NCON VALUE		282,851
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240010718	CO ISSUED		09/18/2024
B240009542	RES NEW POLE BARN	38,520	08/16/2024
B240002037	NSFR T 2283, H 14	277,926	02/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/128	7/26/2023	WD	Q	V	05	180,000

GRANTOR: G&H LAND & TIMBER INV
GRANTEE: FAGLER JEFFREY C &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=100,10] W15 W25 S24 E13 S2 E7 S18 E6 S4 E14 N48 $
FGR=[YR=2025;ORIG=60,34] E13 S2 E7 S18 S2 W1 W19 N22 $
FOP=[YR=2025;ORIG=100,58] S5 W21 N7 E1 N2 E6 S4 E14 $
FOP=[YR=2025;ORIG=60,3] E25 S7 W25 N7 $
PTO=[YR=2025;ORIG=85,3] E15 S7 W15 N7 $
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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	0680	POLE SHED	0	100	30	24	720.00	SF	10.00	10.00	100	2025	2024		100	7,200	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	3.00	LT		1.00	1.00	1.00	42,000.00	42,000.00	126,000							

REVIEW DATE 02/05/2025 BY WWA Total Acres: 4.96 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 07/30/2025 BY SYS