LOT 7
FOREST FARMS OR 2653/1369

**MCKELVEY ERIK & MICHELE**
261249 ROWE ROAD
HILLIARD, FL 32046

**2025**

**28-3N-24-2023-0007-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 01 | Quality Level 01 |

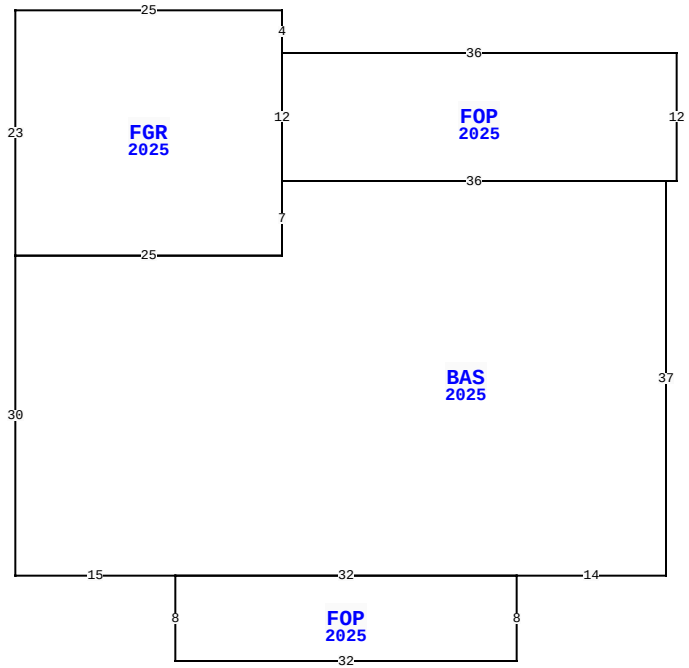
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9017.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,082 | 100 | 2025 | 2,082 | 265,934 |
| FGR | 575 | 55 | 2025 | 316 | 40,363 |
| FOP | 256 | 30 | 2025 | 77 | 9,835 |
| FOP | 444 | 30 | 2025 | 133 | 16,988 |
| TOTALS | 3,357 | | | 2,608 | 333,120 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,608 | 96.7680 | 127.73 | 333,120 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2025 Heated Area: 2082 HX Base Yr 2025




261249 ROWE RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 333,120 |
| TOTAL MARKET OB/XF VALUE | | 4,225 |
| TOTAL LAND VALUE - MARKET | | 42,000 |
| TOTAL MARKET VALUE | | 379,345 |
| SOH/AGL Deduction | | 12,715 |
| ASSESSED VALUE | | 366,630 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 315,908 |
| TOTAL JUST VALUE | | 379,345 |
| NCON VALUE | | 337,345 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 45,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240009093 | T-3349 H-2081 G-5 | 403,752 | 08/05/2024 |
| B240001418 | T-3349 H-2081 G-5 | 403,752 | 02/06/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2732/258 | 8/09/2024 | SW | U | I | 30 | 350,000 |
| GRANTOR: FORSHEE CONTRACTING S | | | | | | |
| GRANTEE: MCKELVEY ERIK & MIC | | | | | | |
| 2658/207 | 7/26/2023 | WD | Q | V | 05 | 180,000 |
| GRANTOR: G&H LAND & TIMBER INV | | | | | | |
| GRANTEE: FORSHEE CONTRACTING | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=93,10] W36 S7 W25 S30 E15 E32 E14 N37 $
FGR=[YR=2025;ORIG=32,-6] E25 S4 S12 S7 W25 N23 $
FOP=[YR=2025;ORIG=57,-2] E36 E1 S12 W1 W36 N12 $
FOP=[YR=2025;ORIG=47,47] E32 S8 W32 N8 $
.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 650.00 | SF | 6.50 | 6.50 | 100 | 2025 | 2024 | | 100 | 4,225 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,225

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 42,000.00 | 42,000.00 | 42,000 | | | | | | | |

REVIEW DATE 08/08/2024 BY WW Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/30/2025 BY SYS