LOT 8
FOREST FARMS OR 2653/1369

ALBERT JEFFREY DANIEL/ROSSETTI CHRISTINA L
261281 ROWE RD
HILLIARD, FL 32046

2025

28-3N-24-2023-0008-0000

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
Interior Kitch	00	N/A 0
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

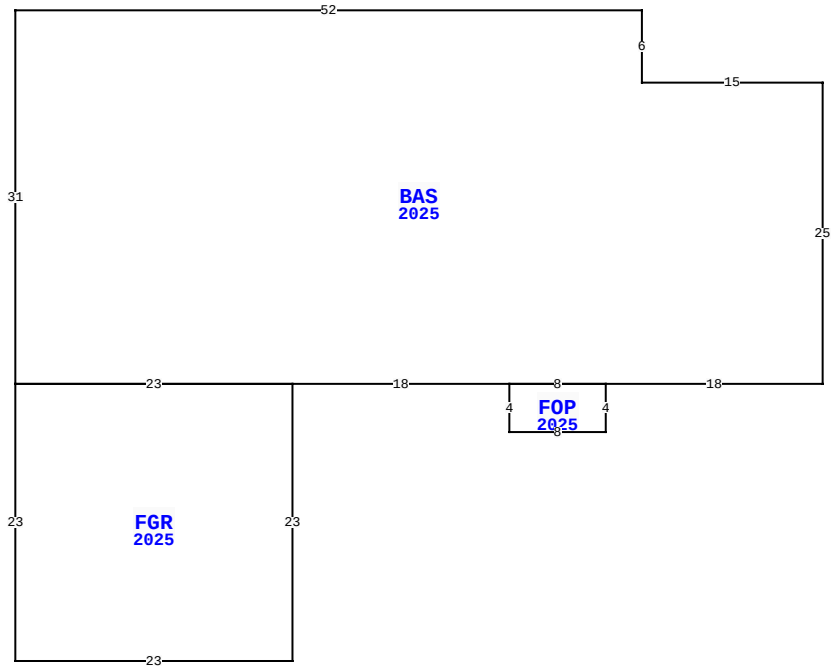
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	2025	1,987	296,878
FGR	529	55	2025	291	43,478
FOP	32	30	2025	10	1,494
TOTALS	2,548			2,288	341,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,288	113.1900	149.41	341,850	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 1987 HX Base Yr



261281 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	341,850
TOTAL MARKET OB/XF VALUE	3,868
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	387,718
SOH/AGL Deduction	0
ASSESSED VALUE	387,718
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	387,718
TOTAL JUST VALUE	387,718
NCON VALUE	345,718
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009122	NSFR T-2564 H-200	366,516	08/06/2024
B240001419	NSFR T-2564 H-200	366,516	02/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/1745	4/17/2025	SW	Q	I	01	477,500
GRANTOR: FORSHEE CONTRACTING S						
GRANTEE: ALBERT JEFFREY DANI						
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=130,10] W52 S31 E23 E18 E8 E18 N25 W15 N6 $
FGR=[YR=2025;ORIG=78,41] E23 S23 W23 N23 $
FOP=[YR=2025;ORIG=119,41] E8 S4 W8 N4 $
.

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	0	0	0	595.00	SF	6.50	6.50	100	2025	2024		100	3,868	

LAND DESCRIPTION

TOTAL OB/XF 3,868

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	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