PT OF LOT 38
IN OR 946/1672
GAGMTD06185A & GAGMTD06185B

HAYES MARVIN L JR & NORMA S
2698 ROWE ROAD
HILLIARD, FL 32046

**2025**

**29-3N-24-2020-0038-0030**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

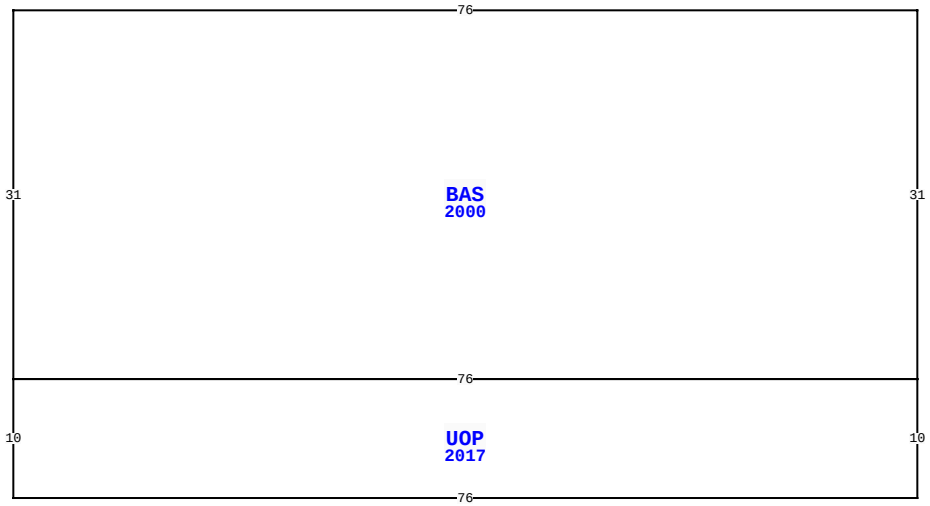
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,356 | 100 | 2000 | 2,356 | 103,959 |
| UOP | 760 | 25 | 2017 | 190 | 8,384 |
| TOTALS | 3,116 | | | 2,546 | 112,343 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,546 | 123.6000 | 105.06 | 267,483 | 1999 | 1999 | 0 | 0 | 0 | 58.00 | 42.00 |

1 M/H 94+ – 100% - 2001 Heated Area: 2356 HX Base Yr 2001




2698 ROWE RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | |

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1999 | 1999 | 3 | 81 | 2,835 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 16 | 10 | 160.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 320 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 40 | 35 | 1,400.00 | SF | 35.00 | 35.00 | 100 | 2002 | 2002 | 3 | 29 | 14,210 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 18 | 20 | 360.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 20 | 720 | |
| 5 | 0681 | POLE SHED | 0 | 100 | 0 | 0 | 600.00 | SF | 15.00 | 15.00 | 100 | 2019 | 2019 | 3 | 87 | 7,830 | |
| 6 | 0350 | CARPORT WD | 0 | 100 | 46 | 18 | 828.00 | SF | 13.00 | 13.00 | 100 | 2019 | 2019 | 3 | 82 | 8,826 | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 112,343 |
| TOTAL MARKET OB/XF VALUE | | 34,741 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 192,084 |
| SOH/AGL Deduction | | 81,177 |
| ASSESSED VALUE | | 110,907 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 60,185 |
| TOTAL JUST VALUE | | 192,084 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 169,848 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH00 | MH MOVE-ON | 0 | 08/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0946/1672 | 8/25/2000 | WD | U | V | 07 | 100 |
| GRANTOR: HASSELL MARK O | | | | | | |
| GRANTEE: HAYES MARVIN JR & N | | | | | | |
| 0915/1864 | 1/19/2000 | WD | U | V | 07 | 100 |
| GRANTOR: TANNER KENDRA M | | | | | | |
| GRANTEE: HAYES MARVIN JR & N | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W76 S31 UOP=[YR=2017] S10 E76 N10 W76$ E76 N31$.

## LAND DESCRIPTION

TOTAL OB/XF 34,741

| 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 | 0006 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 01/30/2023 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS