PT OF LOT 38 (S-5) &
PT OF LOT 39 (S-1)
IN OR 2170/624

OWENS SHANNON & CHRIS
26256 ROWE ROAD
HILLIARD, FL 32046

2025

29-3N-24-2020-0038-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

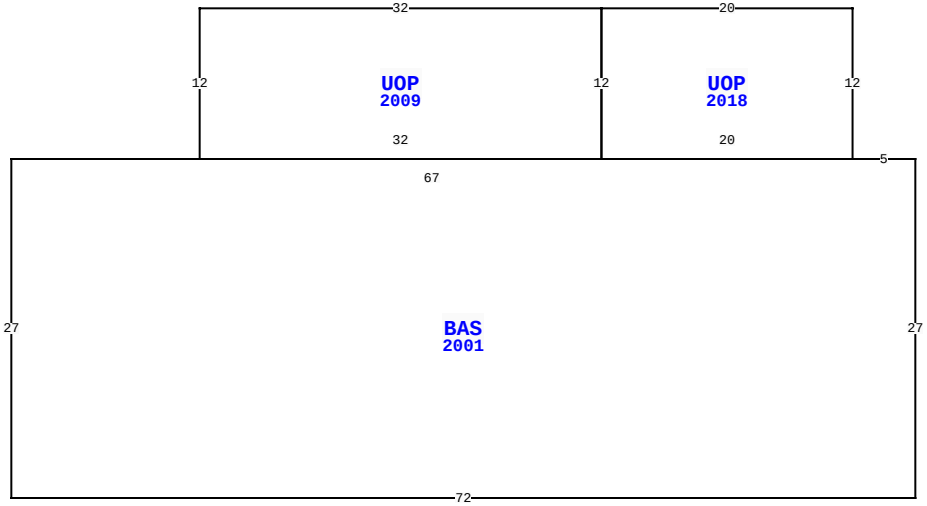
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	2001	1,944	121,938
UOP	384	25	2009	96	6,022
UOP	240	25	2018	60	3,764
TOTALS	2,568			2,100	131,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,100	131.7800	112.01	235,221	2001	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2020 Heated Area: 1944 HX Base Yr 2020



26256 ROWE RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		131,724
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		82,800
TOTAL MARKET VALUE		217,464
SOH/AGL Deduction		75,875
ASSESSED VALUE		141,589
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,867
TOTAL JUST VALUE		217,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013432	MH MOVE-ON	0	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2170/0624	1/11/2018	WD	Q	I	01	124,000
GRANTOR: KING CHRISTOPHER R &						
GRANTEE: OWENS SHANNON & CHR						
1563/1689	4/29/2008	WD	Q	I	03	73,200
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: KING CHRISTOPHER R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W5 UOP=[YR=2018] N12 W20 UOP=[YR=2009] W32 S12 E32 N12$ S12 E20$ W67 S27 E72 N27$.

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	2001	2001	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	1.84	AC		1.00	1.00	1.00	45,000.00	45,000.00	82,800							

REVIEW DATE 05/21/2020 BY TWA Total Acres: 1.84 Total Land Value: 82,800 Market: 0 Agricultural: 0 Common: 82,800 PRINTED 07/30/2025 BY SYS