PT OF LOTS 38 & 39
IN OR 2085/686
R788261 & R788262

HAYES JUSTIN S
26126 ROWE RD
HILLIARD, FL 32046

2025

29-3N-24-2020-0038-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

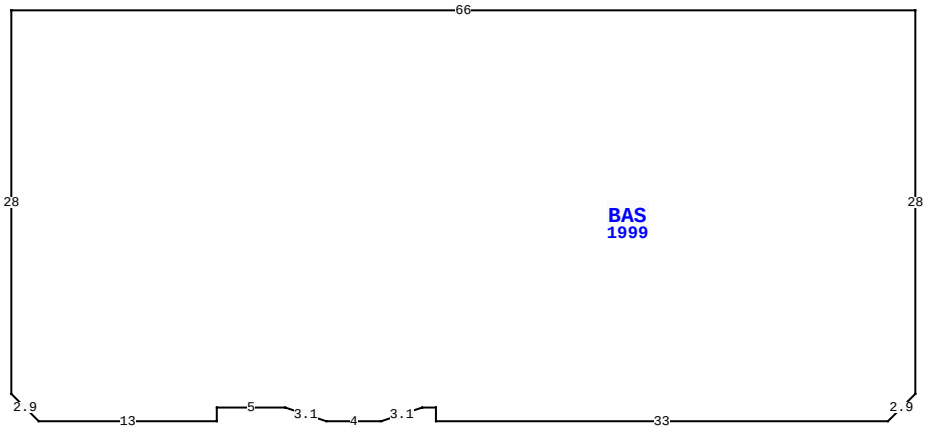
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100	1999	1,967	102,243
TOTALS	1,967			1,967	102,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,967	117.6000	99.96	196,621	1999	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2021 Heated Area: 1967 HX Base Yr 2021



26126 ROWE RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		102,243
TOTAL MARKET OB/XF VALUE		6,701
TOTAL LAND VALUE - MARKET		48,150
TOTAL MARKET VALUE		157,094
SOH/AGL Deduction		43,184
ASSESSED VALUE		113,910
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,188
TOTAL JUST VALUE		157,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615093	REPAIR/RRF	7,445	06/30/2016
B25796	XFOB	600	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2085/0686	11/21/2016	WD	Q	I	01	94,000
GRANTOR: HARRISON DUSTIN TRAVI						
GRANTEE: HAYES JUSTIN S						
1411/1659	5/12/2006	WD	Q	I		114,900
GRANTOR: SHAW RICHARD W & BARB						
GRANTEE: HARRISON DUSTIN TRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W66 S28 R2 D2 E13 N1 E5 D1 R3 E4 U1 R3 E1 S1 E33 U2 R2 N28$.

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	30	8	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	
3	1242	WD DECK A	0	100	12	7	84.00	SF	10.00	10.00	100	2000	2000	3	20	168	
4	0755	FSP	0	100	24	12	288.00	SF	5.00	5.00	100	2000	2000	3	20	288	
5	0810	CONCRETE A	0	100	0	0	490.00	SF	6.50	6.50	100	2012	2012	3	92	2,930	

LAND DESCRIPTION

TOTAL OB/XF 6,701

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	1.07	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,150							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.07 Total Land Value: 48,150 Market: 0 Agricultural: 0 Common: 48,150 PRINTED 07/30/2025 BY SYS