S-8 OF LOTS 38 & 39
IN OR 2087/677
CORNWALL SURVEY

FRYER STANLEY EUGENE
26224 ROWE RD
HILLIARD, FL 32046

2025

29-3N-24-2020-0038-0080

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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

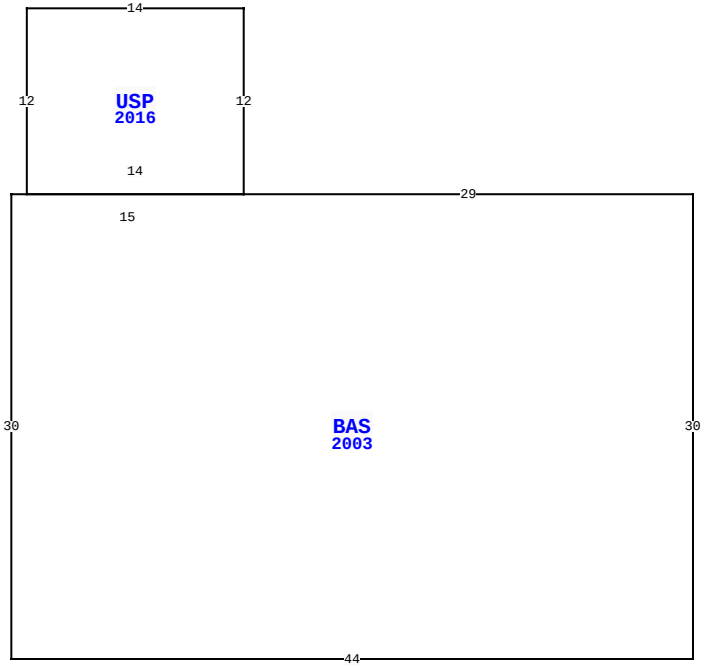
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	2003	1,320	60,696
USP	168	50	2016	84	3,863
TOTALS	1,488			1,404	64,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	117.6000	99.96	140,344	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2017 Heated Area: 1320 HX Base Yr 2017



26224 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		64,558
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		71,550
TOTAL MARKET VALUE		136,108
SOH/AGL Deduction		64,058
ASSESSED VALUE		72,050
TOTAL EXEMPTION VALUE	HX HB	47,050
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013419	MH MOVE-ON	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2087/0677	11/23/2016	WD	U	I	11	100
GRANTOR: WHITE THOMAS T						
GRANTEE: FRYER STANLEY EUGEN						
2087/0677	11/23/2016	WD	U	I	11	100
GRANTOR: WHITE THOMAS T						
GRANTEE: FRYER STANLEY EUGEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W29 USP=[YR=2016] N12 W14 S12 E14$ W15 S30 E44 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.59	AC		1.00	1.00	1.00	45,000.00	45,000.00	71,550							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.59 Total Land Value: 71,550 Market: 0 Agricultural: 0 Common: 71,550 PRINTED 07/30/2025 BY SYS